



Flat 4 14 Broadway, Kidlington, OX5 1EF
£220,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in a tucked away location forming part of the popular Garden City development, we are delighted to present this superb 1 bedroom first floor flat presented in excellent decor which would make an ideal first time purchase or investment property. The property comprises communal hall with stairs leading to first floor with front door leading to a double aspect open plan lounge/kitchen with modern kitchen, internal hall leading to a double bedroom with fitted wardrobe and a modern bathroom. Outside the property enjoys a westerly facing private garden and allocated parking for 1 car. An internal inspection is strongly recommend.

Additional information to note

- All mains services are connected.
- Lease 125 years with 118 years still remaining.
- Ground Rent: £250 per year.
- Service charge: £1163.05 for the current financial year
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates inside the property there is likely voice with EE, O2 and Three with limited Vodafone. There is limited data with all networks. Outside there is likely voice and data with all networks.



Council Tax Band: A

EPC Rating: C



Key Features

- First Floor Flat
- Double Bedroom
- Modern Kitchen
- Modern Bathroom
- Tucked Away Location
- Allocated Parking
- Private Garden
- Long Lease
- No Chain
- Viewing Recommended

The Location

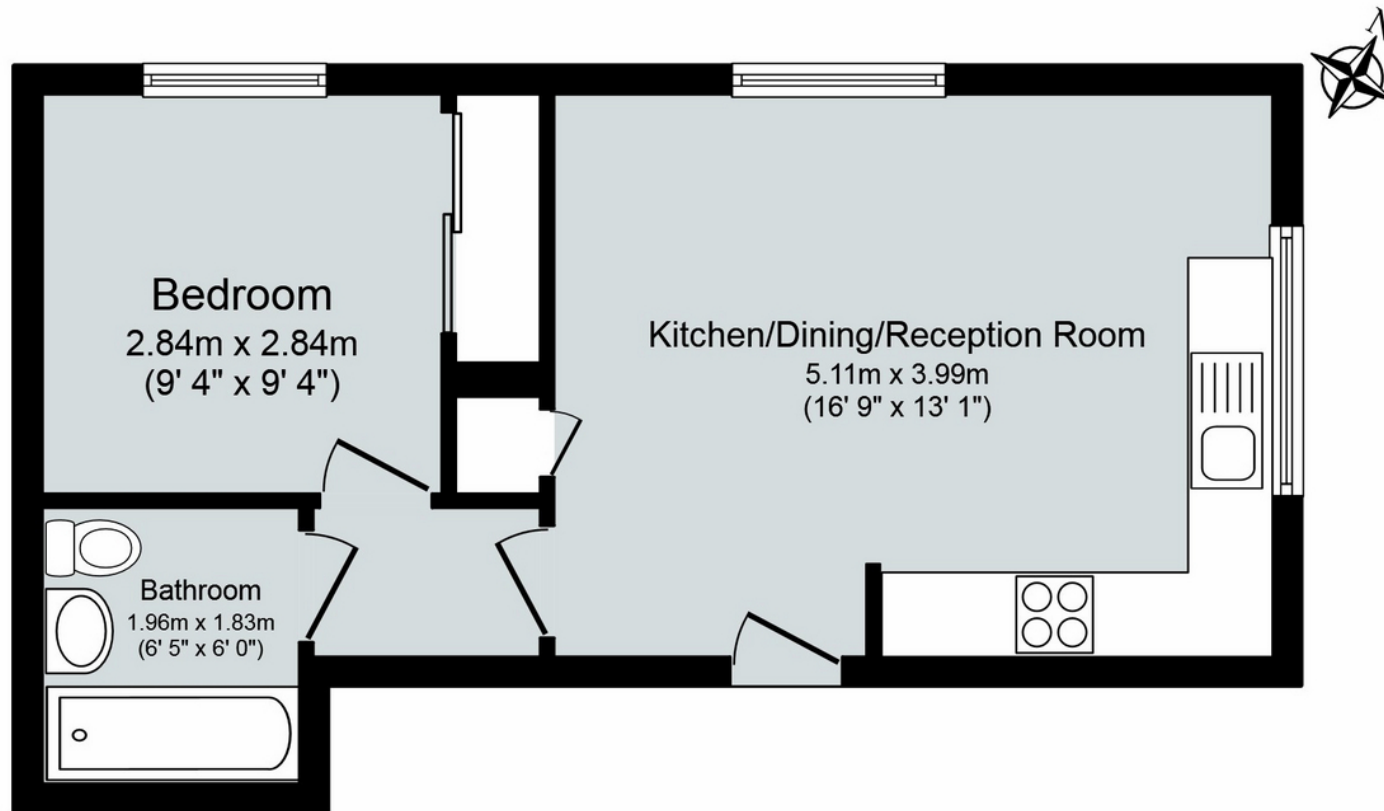
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



First Floor

Total floor area 36.6 sq.m. (394 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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