



37 Homewell House, Kidlington, OX5 2XT

Guide Price £67,500 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

OVER 60'S RETIREMENT PROPERTY: Forming part of this retirement complex built by McCarthy and Stone is this top floor 1 Bedroom Apartment with lift access being presented in good decorative condition and offered with no upper chain. The apartment comprises : Entrance Hall, Lounge/Diner, Kitchen, Modern Shower Room, Electric Heating and Double Glazing. The development boasts 2 Communal Lounges with regular events and functions. A House manager, car parking and communal gardens. Homewell House is situated in a sought after location which provides easy access to Kidlington High Street and other facilities.

Lease:

Remaining Lease: 89 years

Ground Rent: £ 245 pa

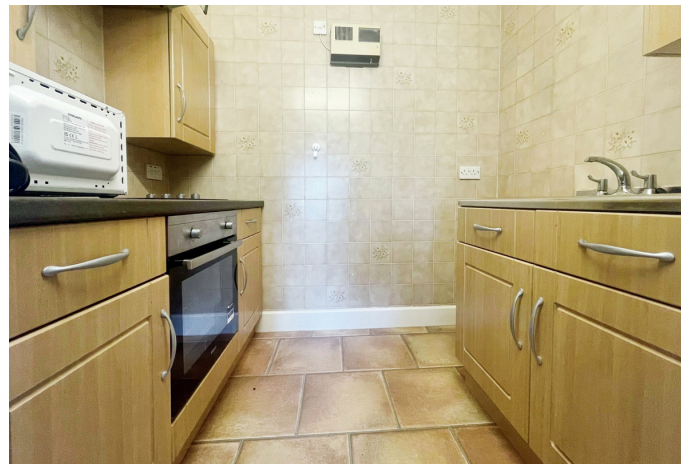
Service Charge £ 1900 every 6 months

Additional information to note:

- Mains electric, water and drainage connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM Checker indicates that there would be likely voice coverage with O2 and limited voice & data with EE. Three, O2 and Vodafone indoors, with likely voice & data with all networks outside.
- Planning permission exists to the rear of the property for 6 new properties under planning permission 21/00355/OUT. There is also a potential development for 300 dwellings and associated facilities to the field North West of the development.

EPC Rating: D

Council Tax Band: B



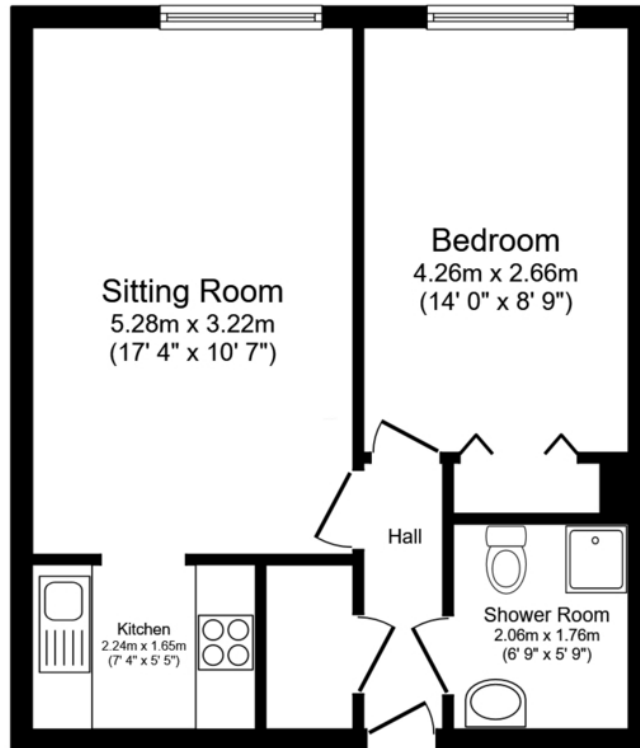


Key Features

- Top floor retirement apartment
- Refitted shower room
- Kitchen
- Living room
- Communal gardens and parking
- Residents lounges and kitchen
- Guest suite
- Laundry room
- House manager and 24 hour emergency careline system

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.



Floor Plan

Floor area 42.0 sq.m. (453 sq.ft.)

TOTAL: 42.0 sq.m. (453 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

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