



151 Flatford Place, Kidlington, OX5 1TG

Guide Price £210,000 Share of Freehold

THOMAS
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SALES LETTINGS



The Property

Situated towards the end of this popular road a well presented one bedroom apartment with Westerly facing garden, allocated parking and share of Freehold.

Accommodation comprises entrance hall, open plan kitchen/dining/living room with patios doors opening onto a westerly facing garden with summer house and gated side access.

Double bedroom with fitted wardrobe. Bathroom. Allocated parking.

Additional information to note:

- All main services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker confirms that mobile voice and data is likely with EE, limited with Three and none with O2 & Vodafone. Likely mobile voice and data outside the property with all networks.

Share of Freehold

Unexpired Lease: 1050 years

Ground Rent: £100 per annum

Council Tax Band: B

EPC Rating: C



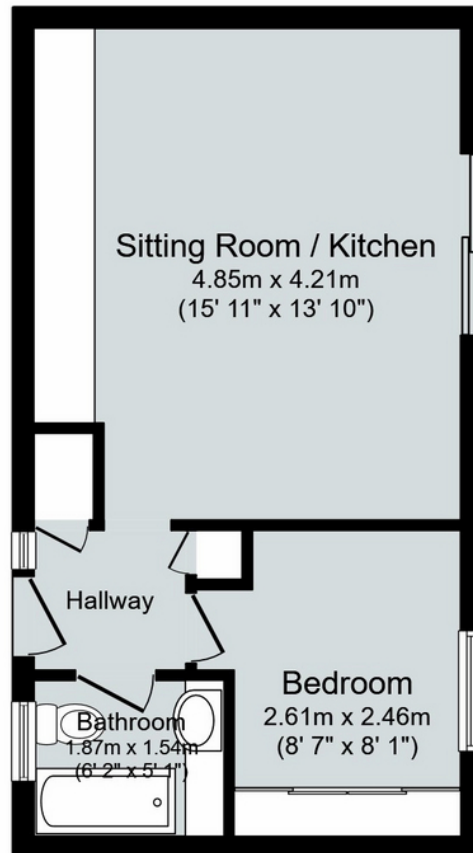


Key Features

- Ground floor apartment
- Open plan living/kitchen
- Fitted bathroom
- Westerly facing rear garden
- Summerhouse
- Allocated parking
- Share of Freehold

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.



Total floor area 33.5 sq.m. (361 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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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.

Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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