



22 The Hampden Building High Street, Kidlington, OX5 2FN

Guide Price £195,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the heart of Kidlington village a well presented two double bedroom apartment being sold with no onward chain.

Accommodation comprises entrance hall, open plan kitchen/dining/sitting room with the added benefit of a Juliette balcony. Two double bedrooms and bathroom.

Allocated parking.

No onward chain.

The property is leasehold and offers vacant possession upon completion. The lease is for a period of 125 years from 1st January 2005, with 104 years remaining. The service charge is £1,672.90 per annum with an annual ground rent fee of £250.

Material information to note:

- Mains electric and water.
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates that indoors there is likely voice and data with EE, Three, O2 & Vodafone. Outdoors there is likely voice and data with all networks.

Council Tax Band: C

EPC Rating: C





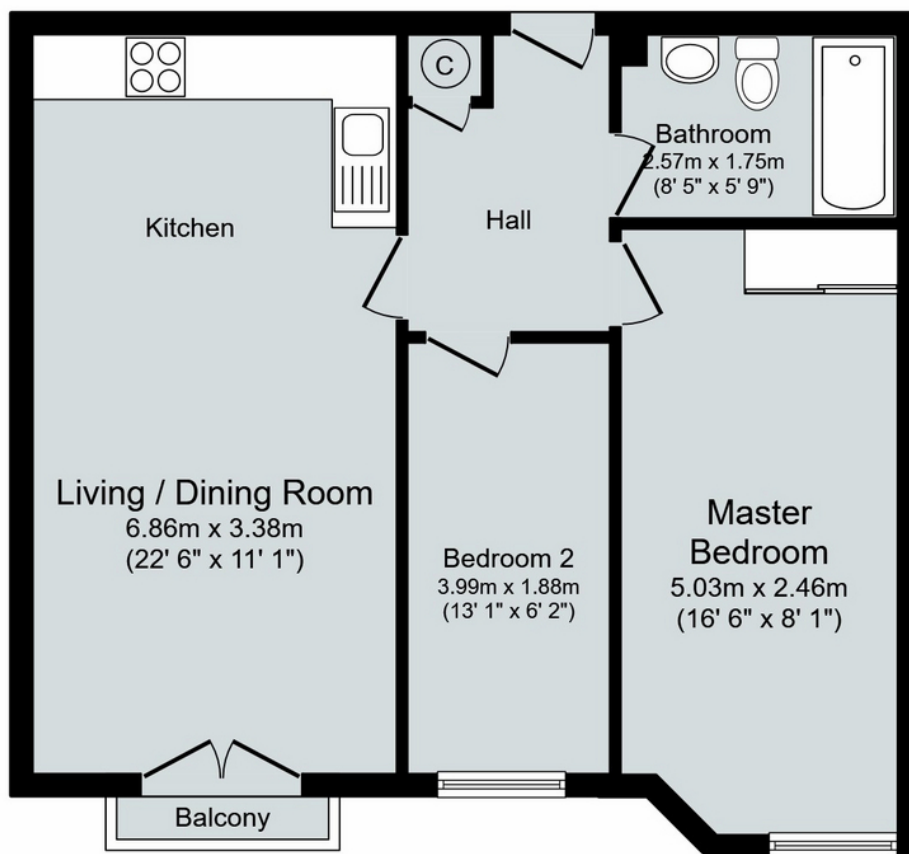
Key Features

- Village centre location
- Two double bedrooms
- Open plan living/kitchen
- Bathroom
- Juliette balcony
- Allocated parking
- No onward chain
- Close to shops & Bus stops

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 56.2 sq.m. (605 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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