



22 Homewell House The Moors, Kidlington, OX5 2XT

Guide Price £80,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

OVER 60'S RETIREMENT PROPERTY: Forming part of this McCarthy & Stone popular development is this 1 bedroom apartment located with easy access to the village High Street. The property comprises of entrance hall, lounge/diner, kitchen, shower room, electric heating and double glazing. The development boasts 2 residents lounges, with regular events and functions, a house manager, communal car parking and well tendered communal gardens.

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 indoors there would be likely voice coverage but limited data with O2, and limited voice and data with Vodafone, EE and Three. There is likely voice and 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.



Lease: 88 years remaining
Ground Rent: £491.74 pa
Service Charge: £4067.24 pa

Council Tax Band: B
EPC Rating: B

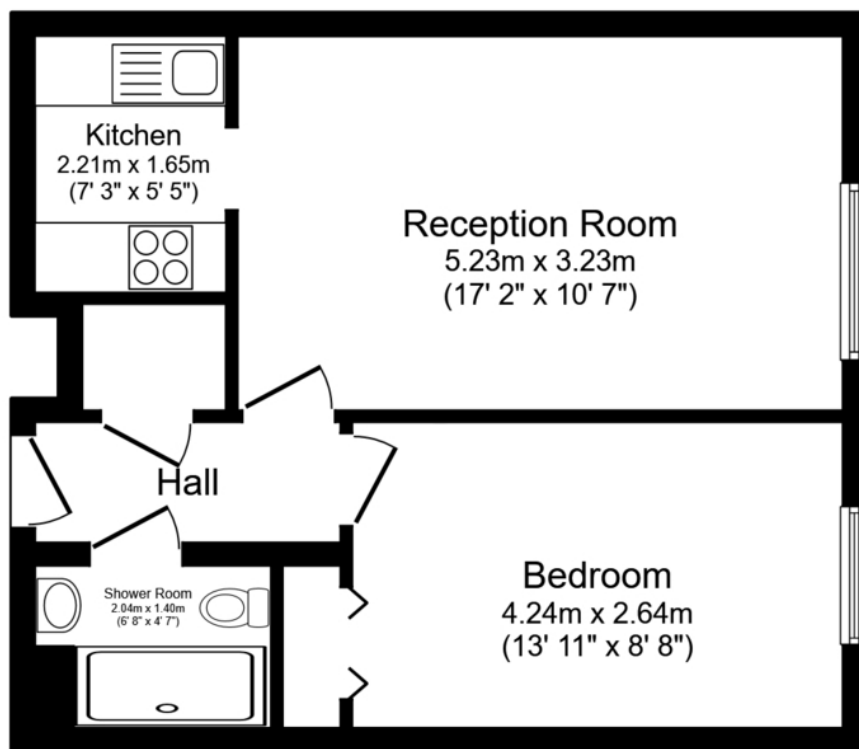


Key Features

- Retirement apartment
- Double bedroom
- Sitting/dining room
- Shower room
- Kitchen
- Residents lounge
- House manager
- Residents lounge
- No chain

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 41.2 m² (444 sq.ft.)

TOTAL: 41.2 m² (444 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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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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