



25 Bramley Close, Kidlington, OX5 2GD

£142,500 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

SHARED OWNERSHIP 50% PURCHASE: A mid terraced house situated in a cul-de-sac forming part of a modern shared ownership development. Being presented in excellent décor and providing a great opportunity for a local first time buyer to be able to get onto the property ladder. The property is being sold with 50% ownership, with a maximum 80% ownership available. The property comprises: Entrance hall, cloakroom, living room, fitted kitchen, 2 double bedrooms and modern fitted bathroom. Pleasant manageable rear garden and allocated parking. The property benefits from double glazing, gas heating to radiators and solar panels for hot water. The development provides a children's play area and access to local schools for all ages, bus stops and Oxford Parkway Train Station. Viewing is strongly recommended.

Additional information to note:

- All main services are connected.
- Lease: 99 years with 84 years remaining (2024).
- Service Charge: £60.03 per month
- Rent: £355.59 per month
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is likely voice with Three and O2 and limited voice with EE and Vodafone inside the property with limited data with EE, O2 and Vodafone. Outside there is likely voice and data with all networks.

Council Tax Band: C

EPC Rating: C

Shared ownership properties can be utilised by anyone who is not able to purchase a property on the open market, not just first time buyers. Buyers of this property should have a connection within the parishes of Gosford, Water Eaton or Kidlington.





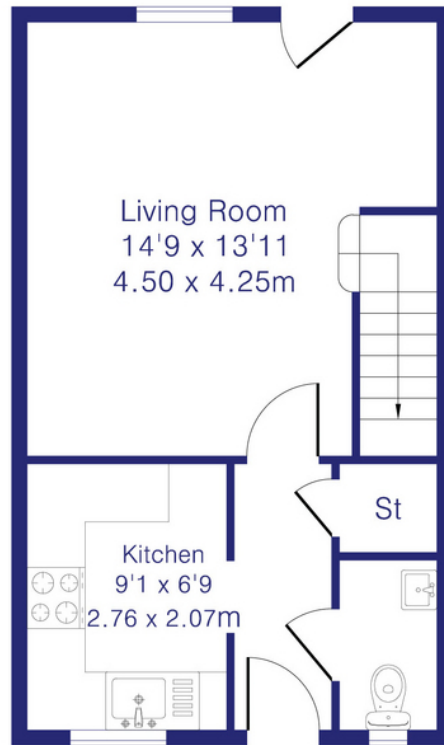
Key Features

- Mid Terraced House
- 2 Double Bedrooms
- Fitted Kitchen
- Modern Bathroom
- Pleasant Garden
- Children's Play Area
- Cul-De-Sac Location
- Shared ownership
- Maximum 80% Ownership
- Viewing Recommended

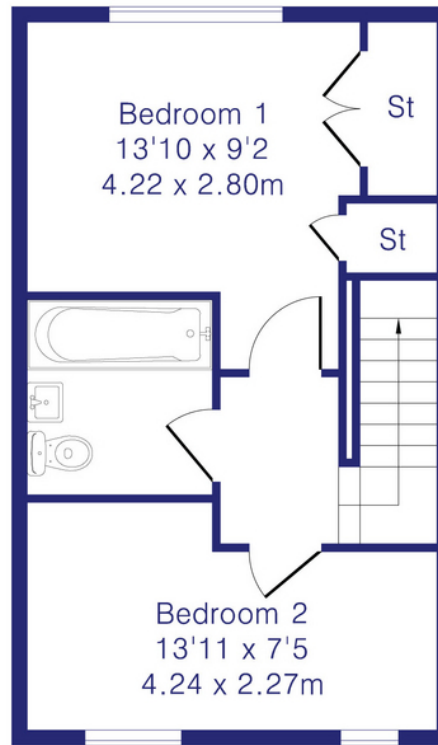
The Location

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.

Approximate Gross Internal Area 672 sq ft – 62 sq m
Ground Floor Area 336 sq ft – 31 sq m
First Floor Area 336 sq ft – 31 sq m



Ground Floor



First Floor

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.

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

THOMAS
MERRIFIELD

SALES LETTINGS