



34 Bramley Close, Kidlington, OX5 2GD

Fixed Price £61,250 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A spacious, bright two bedroom apartment which benefits from many local scenic rural walks, right on the doorstep. Local transport links include bus stops directly outside the property. Oxford Parkway Railway Station is two bus stops away for commuting into Oxford, Bicester Village, and London Marylebone stations. It is also ideally located for commuting to the John Radcliffe and other Oxford hospitals.

This two bedroom first floor apartment is available to buy with a 25% share with potential to staircase up to 80% ownership. Accommodation comprises entrance hall, open plan kitchen/dining/living area, family bathroom, two bedrooms. Bedroom one being a double and bedroom two being a spacious single. In addition to storage and airing cupboard space within the hallway, there is large storage space within the loft of the apartment itself.

There is a covered carport with allocated parking to the rear of the building. The apartment also features Solar Panels which can reduce energy bills especially in the summer months

Shared Ownership

Lease Length: 99 Years with 84 years remaining

Service Charge: £82.12

Rent Payment (for the 75% that is owned by Sanctuary Housing): £466.95 per month

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is limited mobile voice and data with EE and Vodafone, likely with Three and likely voice and limited data with O2. There is likely voice and data with all networks outside
- EPC Rating: B - Council Tax Band: B







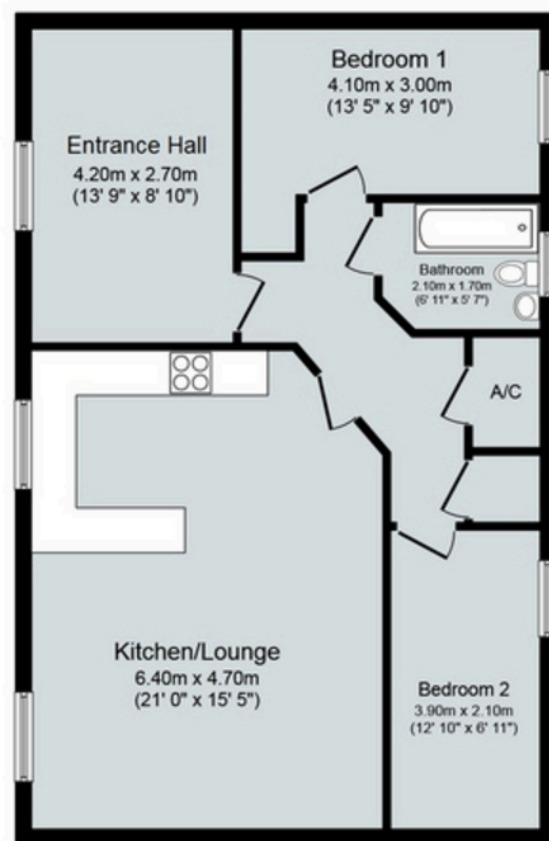
## Key Features

- 2 Bedrooms
- Open plan kitchen/dining/living room
- Bathroom
- Ideal location for Oxford Parkway
- Communal bike store
- Allocated covered car port
- Solar panels(reduced energy bills in summer months)
- Large loft space
- Located next to Oxford/Bicester bus stop
- Shared Ownership - 25%

## 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 new Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 55 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.





**First Floor Plan**

Total floor area 65.0 sq. m. (702 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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