



28 Heron Place, Nurseries Road, Kidlington, OX5 2DR  
£295,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A spacious top floor 1 bedroom apartment situated in this popular McCarthy and Stone retirement development within a no through road. The property enjoys a large open plan kitchen/sitting room, bedroom with large wardrobe, shower room and electric underfloor heating. Benefits includes a house manager, residents lounge, guest suite available at extra charge, communal gardens, lifts and parking space subject to availability and charge.

Additional information to note.

- Length of Lease: 999 years from 2016.
- Remaining Lease: 990 years approx.
- Ground Rent: £425 annually (£212.50 paid twice yearly).
- Service Charge: £308.66 per month.
- Car Park: £125.00 paid every six months (subject to availability if required)
- Mains water and electric are connected.
- OFCOM checker indicates that standard and superfast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoor and limited indoor with EE, good outdoor and indoor with O2, good outdoor and variable indoor with Three, good outdoor and limited indoor with Vodafone.



EPC Rating: C

Council Tax Band: B





## Key Features

- 1 Bedroom Top Floor
- Kitchen/Sitting Room
- Built in Appliances
- Bedroom
- Shower Room
- Communal Gardens
- Underfloor Heating

## 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 760 sq ft - 71 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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