



19A Lane Close, Kidlington, OX5 1BA
£210,000 Share of Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A purpose built modern ground floor maisonette being well presented internally and is offered with no upper chain and would make the ideal first time purchase or investment property.

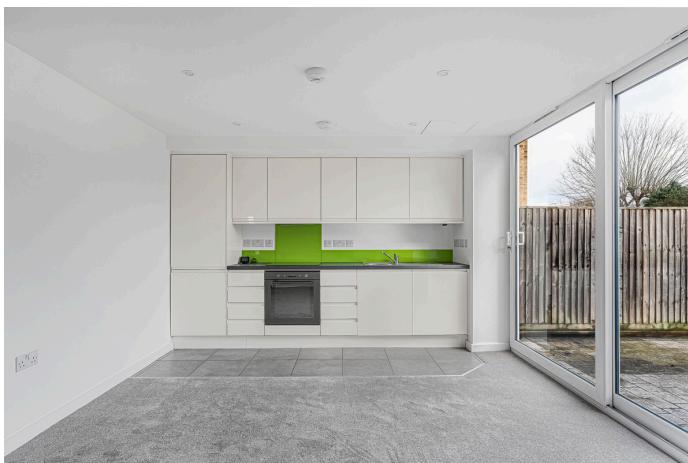
The property comprises own front door leading to an open plan living room/kitchen, double bedroom and shower room. Unusually the apartment enjoys its own private garden with patio area and gravelled area. The property is located in a cul-de-sac where there is the potential for on road parking. The property provides access to a local shop, bus stop, Oxford Canal and open countryside.

Additional information to note:

- A new lease of 999 years to be created for the buyer.
- Share of freehold.
- No ground rent.
- Any maintenance split between both properties.
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile and data reception at the property with all networks.

EPC Rating: C

Council Tax Band: B





Key Features

- Ground Floor Maisonette
- Purpose Built
- Double Bedroom
- Modern Kitchen
- Modern Shower Room
- Gas Heating to Radiators
- Double Glazing
- Private Garden
- No Chain
- Viewing Recommended

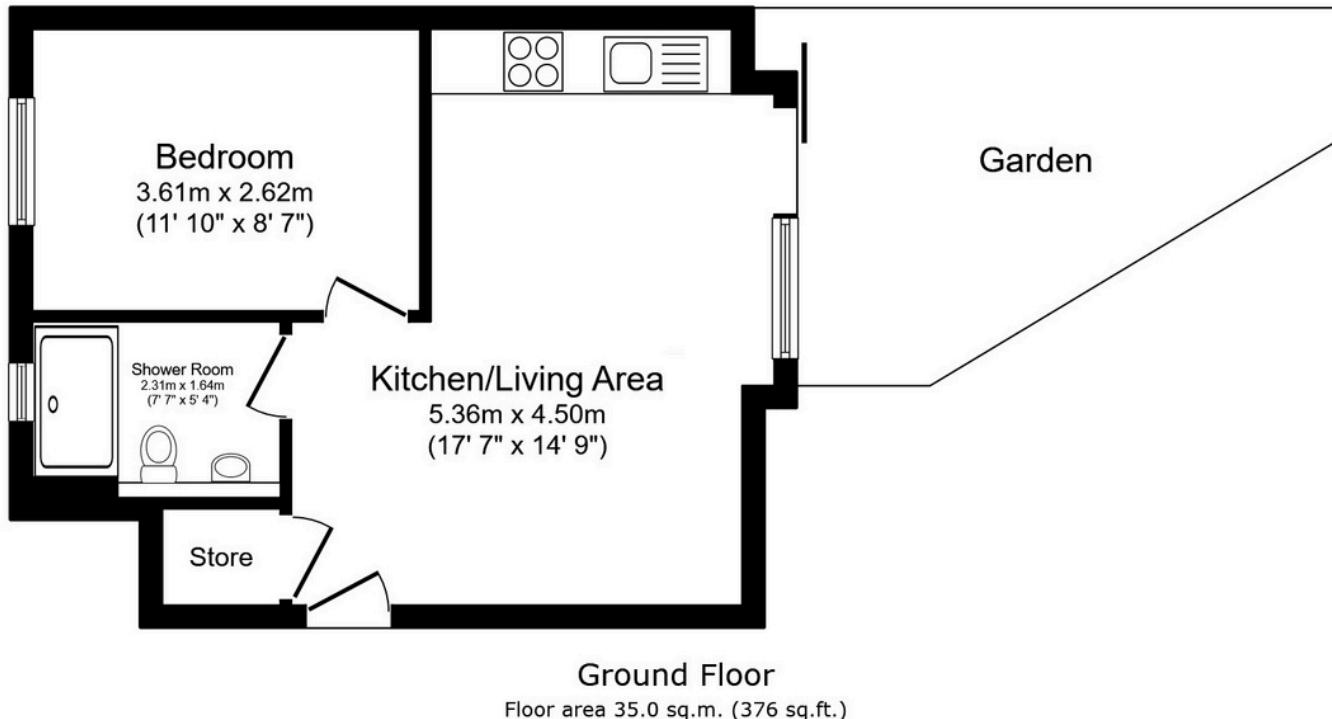
The Location

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.



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Total floor area: 35.0 sq.m. (376 sq.ft.)

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