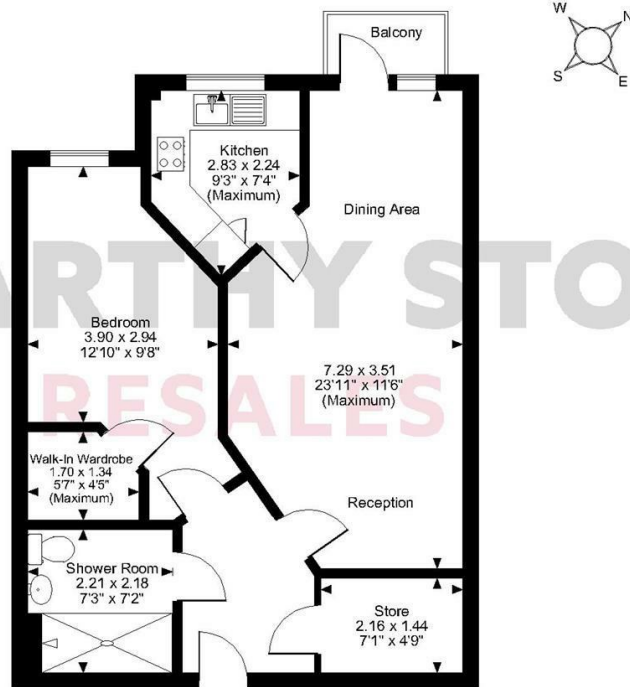


Heron Place, Nurseries Road, Kidlington  
 Approximate Gross Internal Area  
 611 Sq Ft/57 Sq M  
 Balcony external area = 18 Sq Ft/2 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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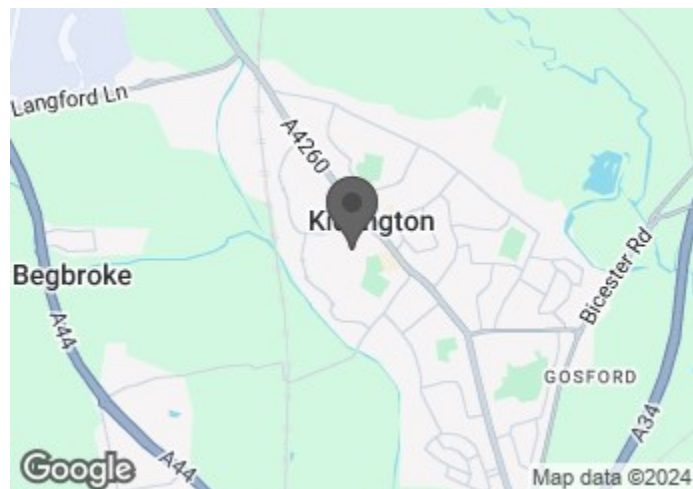
McCARTHY STONE  
 RESALES

**McCARTHY STONE**  
 RESALES

**21 HERON PLACE**  
 NURSERIES ROAD, KIDLINGTON, OX5 1FU



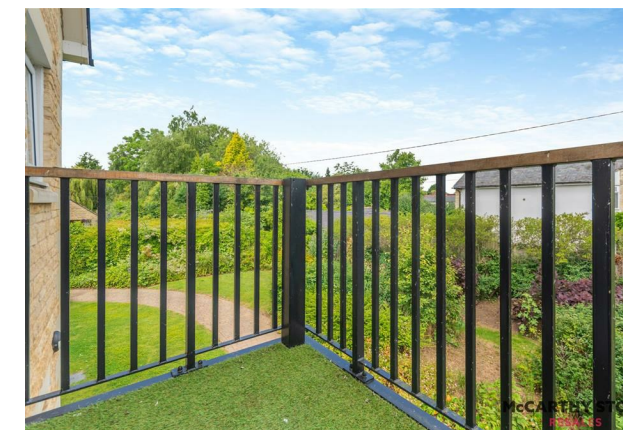
**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>76</b>	<b>76</b>

**McCARTHY STONE**  
 RESALES

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A beautifully bright and spacious one bedroom retirement apartment, situated on the first floor with a BALCONY OVERLOOKING THE COMMUNAL GROUNDS.

**ASKING PRICE £295,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# HERON PLACE, NURSERIES ROAD, KIDLINGTON, OX5 1FU

## HERON PLACE

Heron Place in Kidlington is a McCarthy and Stone development which has 17 one and 14 two-bedroom Retirement Living apartments designed for the over 60's.

The development is situated in a very quiet, traffic free location within a few minutes walk to the village shops, supermarket, banks, doctor's surgery, dental surgery, pharmacy, churches, weekend market, pubs, bowls club, cricket club and bus stops.

There are regular buses to Oxford town centre. There are also bus routes to Woodstock, Blenheim Palace and Banbury. Local roads give access to the M40 and M4 motorways which can connect you to areas such as the midlands, south Wales and the south west. The A34 will take you to the south coast within an hour and a half. The Cotswolds is within a 1 hour drive. Oxford Parkway train station is next to Kidlington and has a fast rail connection(1 hour) to London. The famous retail outlet, Bicester Village, is 10 minutes away via train from the station. There is also a coach station in Oxford town centre.

Heron Place has been designed and constructed for modern living. The apartments have Sky+ connection points in living rooms, walk in wardrobes in all master bedrooms, underfloor heating, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system and mains connected smoke detectors. The homeowners' lounge is a great space for social events and, for added convenience, there is a Guest Suite which visitors can book into for a small fee (usually around £25 per night - subject to availability). The dedicated House Manager is on site during the day to take care of things and make

you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## ENTRANCE HALL

Solid wood front door with spy hole and letter box leads to good size entrance hall with wall mounted door entry system. Door off to large walk in storage cupboard. All other doors to living room, bedroom, and shower room.

## LIVING ROOM

A spacious living room with opening doors leading out to a balcony overlooking the communal grounds. There is ample room for dining room furniture. Two ceiling light fittings. A range of power sockets. Telephone and TV points.

## KITCHEN

An immaculate modern fitted kitchen with fully integrated appliances comprising; fridge/freezer, electric cooker; microwave, ceramic four ringed hob and extractor fan above. There are a range of base and eye level units fitted with under pelmet lighting. Tiled flooring.

## MASTER BEDROOM

A large double bedroom with a double glazed window overlooking the communal grounds. A range of power sockets. Telephone and TV points. Large walk in wardrobe with plenty of hanging and storage space.

# 1 BED | £295,000

## SHOWER ROOM

A part tiled suite comprising; open access shower cubicle with glass screen, wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord. Tiled flooring

## CAR PARK

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £3,373.35 per annum (for financial year ending 30/09/2025). The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your house manager,

## LEASE LENGTH

999 years from 1st Jan 2016

## GROUND RENT

Ground rent: £425 per annum

Ground rent review: 1st Jan 2031

