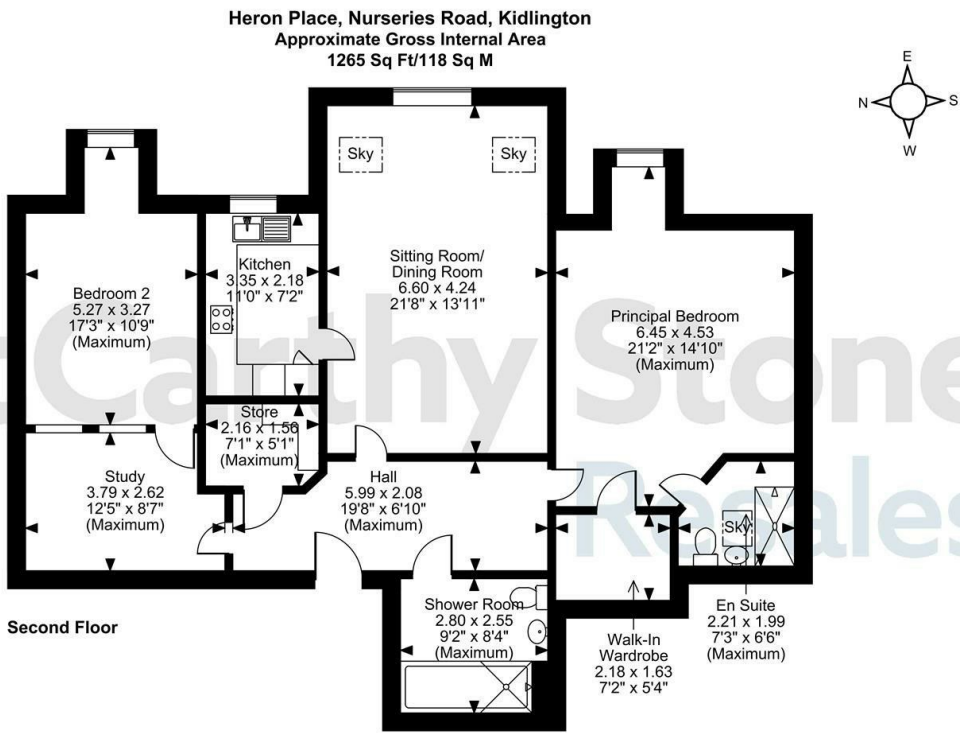


26 Heron Place

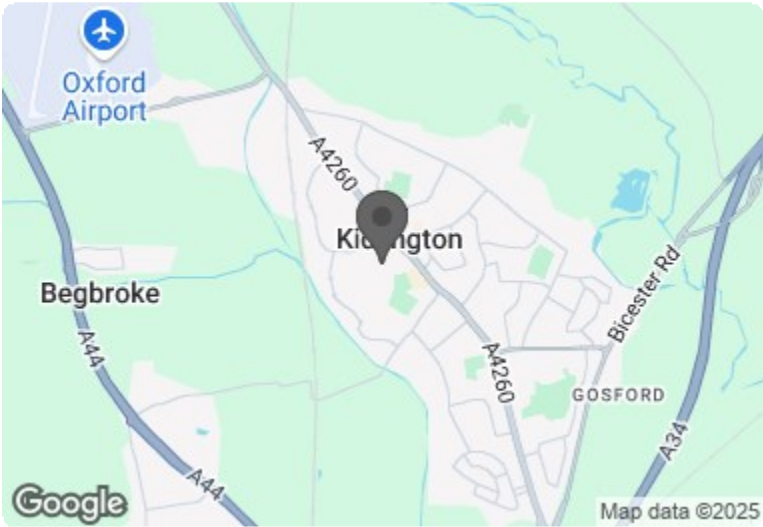
Nurseries Road, Kidlington, OX5 1FU

PRICE  
REDUCED



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £475,000 Leasehold

Stunning spacious TWO BEDROOM second floor retirement apartment in Heron Court built & managed by McCarthy Stone

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Call us on 0345 556 4104 to find out more.



# Heron Place, Nurseries Road, Kidlington,

# 2 Bed | £475,000

PRICE  
REDUCED

### Heron Place

Heron Place in Kidlington is a McCarthy and Stone development comprising 31 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 (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, bedrooms and shower room.

### Living Room

A spacious living with space for dining room furniture. Double glazed windows overlooking the entrance to the development. 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. Built in washing machine and dishwasher. There are a range of base and eye level units fitted with under pelmet lighting. Tiled flooring. Double glazed window.

### Master Bedroom

A large double bedroom with a range of power sockets. Telephone and TV points. Large walk in wardrobe. Door leading to en-suite shower room.

### En -Suite

Tiled and fitted with a walk in shower with glass screen. Toilet, vanity unit with sink and mirror above. There are grab rail and non-slip flooring. Heated towel rail. Emergency pull cord.

### Study

An additional room which can be used as a study or hobby room, leading on to the second bedroom.

### Second Bedroom

A spacious and bright second double bedroom. TV and phone point, ceiling lights. Double glazed window.

### Bathroom

A part tiled spacious bathroom with glass screen and grab rails, 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

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,060.02 per annum (up to financial year end 30th September 2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Lease Length

999 years from 1st Jan 2016

### Ground Rent

Annual fee - £495 per annum  
Ground rent review: 2031

### Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Underfloor heating throughout
- Mains drainage

