

# Marlborough Lodge, Kidlington



1 Bedroom



1 Bathroom



1 Reception

£324,950



# Description

This delightful ground-floor, one-bedroom apartment offers the convenience of direct access to the outside via its own patio door, allowing you to enjoy the landscaped communal gardens from the comfort of your home. The apartment features a fully fitted kitchen, a spacious living room, and a large bedroom with a walk-in wardrobe. The modern kitchen is thoughtfully designed with practicality in mind, boasting a fitted fridge/freezer, waist-height oven for ease of use and an integral washer/dryer. The bedroom's walk-in wardrobe offers plenty of storage space, while the living room provides an airy, open space for relaxing or entertaining.

Residents at Marlborough Lodge enjoy access to beautifully maintained communal gardens, the perfect setting to relax and enjoy the outdoors without worrying about upkeep. The Owners' Lounge, complete with a coffee bar, serves as a hub for socialising and events organised by the Lodge Manager. Whether it's cheese and wine evenings, afternoon teas or puzzle mornings, there's always something to look forward to.

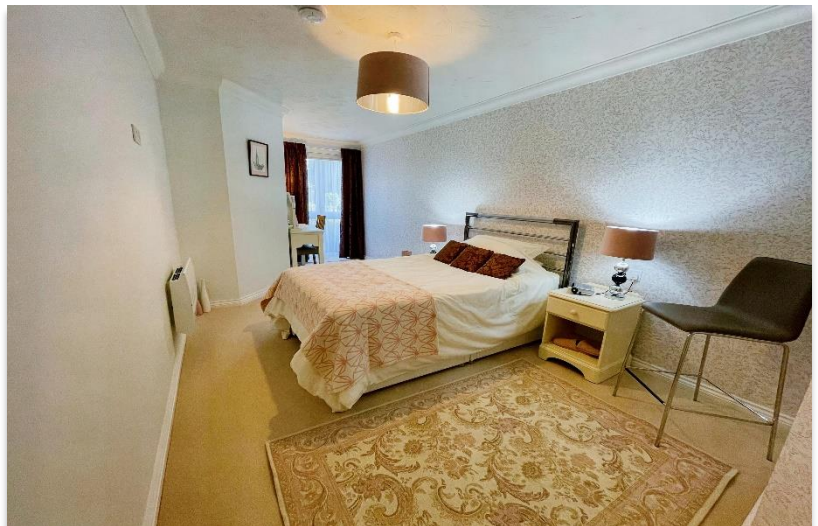
The apartment comes with a 24-hour emergency support system, providing peace of mind with direct access to the Lodge Manager or call-centre team in case of an emergency. A video entry system is in place for security, and the building is fitted with intruder alarms and fire safety systems throughout.

The fully furnished Guest Suite provides a comfortable space for visiting family and friends, while a lift ensures easy access to all floors.

Marlborough Lodge offers the ideal blend of independence, community, and support – the perfect place to enjoy your retirement.

## Lease Information

- Service Charge: £2,957.17 per annum
- Ground Rent: £575.00 per annum
- Lease Length: 999 years from June 2022



- Ground Floor One Bedroom Apartment
- Convenient Location Near Local Shops and Amenities
- 24-Hour Support System for Peace of Mind
- Safety and Security Features as Standard
- Modern & Clean Finish
- Door Leading to Parking & Gardens Directly from Apartment



## *Additional Information*

### **EPC**

The current EPC rating for this property is C. Please contact us if you require a copy of the full EPC.

### **Council Tax**

The Property is in council tax band C.

### **Viewings**

Viewings on this property are strictly through Alistair Redhouse Property Partners.

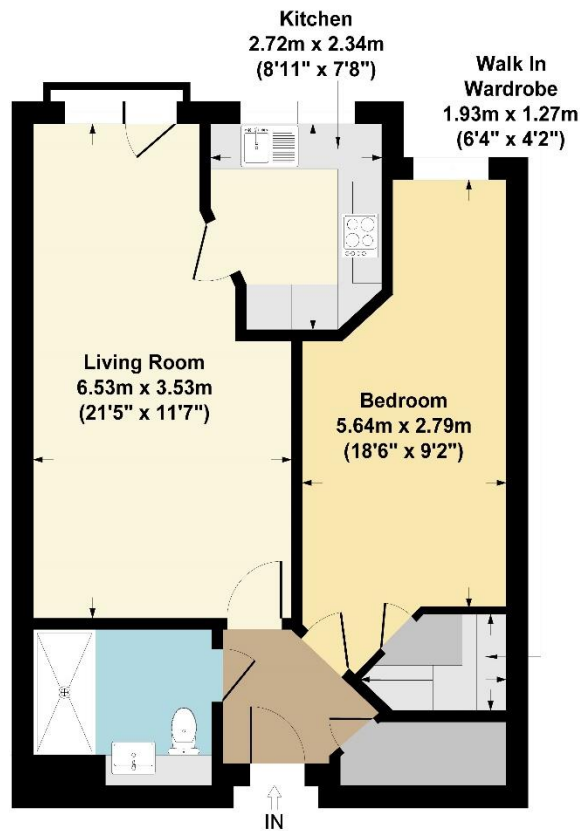
### **Handling Agent**

Robert Cole is the Property Partner looking after the sale of this property and he is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Robert directly on the details on the next page and he will be happy to help.

### **Opening Hours**

The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.

# Floorplan



MARLBOROUGH LODGE

APPROX. GROSS INTERNAL FLOOR AREA 55 SQ M / 590 SQ FT

*Robert Cole*

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The artist's impressions, photos, floor plans and other information are intended as a general guide only to the appearance and layout of the property.

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