



ESTHER HOUSE

Apartments 1-4
113 Oxford Road
Kidlington
Oxford
OX5 2NP

BUILD-ZONE
10 YEAR WARRANTY

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ESTATE AGENTS

“Luxury Apartments in the heart of Kidlington”

An exclusive development of just four luxury one bedroom apartments each with their own private garden in the very heart of Kidlington. The properties are completed to an exceptional standard and incorporate the latest technology and building materials to ensure energy efficiency and sophisticated modern living.

- New Build With 10 Year Warranty
- Off Road Parking
- Private Garden
- Luxury Kitchen
- Central Kidlington Location
- Close To Shops & Transport Links
- Apartment 3 with Solar Panels
- Apartment 1 With Direct Garden Access





Apartment 1:

£239,950 | Ground floor

Apartment 2:

£229,950 | Ground floor

Apartment 3:

£235,000 | First floor

Apartment 4:

£225,000 | First floor

Buy to let information:

The property would be an exciting and potentially profitable buy to let investment proposition. The rental income is estimated between £875 pcm and £925 pcm depending on unit size and eventual market conditions at time of marketing. The gross yield will be around 4.5% and with the 10 year guarantee the maintenance costs should be minimal. Buyers **MUST** do their own due diligence to ensure the accuracy of the above.

Planes, Trains and Buses

The apartments are situated within convenient reach of exceptional road, rail and air links. Ideal for an active commuter.

Planes

Oxford Airport 1.7 miles

London Heathrow 48 miles

Trains

Oxford Parkway 1.3 miles

Oxford City 6.4 miles

Bicester North 8.7 miles

Buses

Less than 300 feet from bus stops both south to Oxford and north to Banbury



Kidlington



Kidlington is a thriving community situated just 2 miles to the north of the Oxford ring road. Kidlington benefits from a wide range of shops and amenities from doctors and dentists, to banks, coffee shops and restaurants.


There are a wide range of things to do for all ages with a variety of clubs, fantastic countryside walks and easy access to the nightlife of Oxford City.

Opposite Esther House is a handy Co-operative food store and there is a bus stop less than 300 feet from the property.

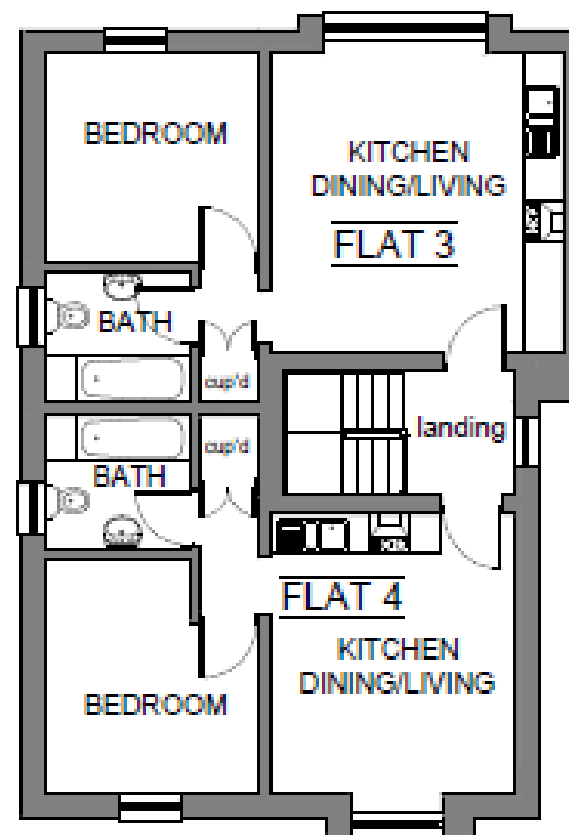
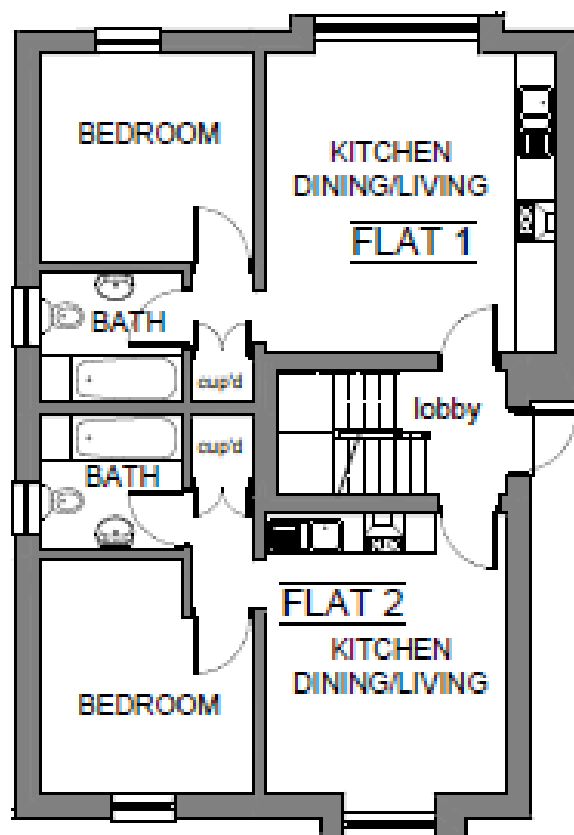
The new station has and continues to attract buyers and tenants to the area creating a vibrant and robust local property market.

ESTHER HOUSE

**All apartments
enjoy their
own private
garden**



**Apartment 3 benefits
from solar panels
which subsidise the
electricity costs.**



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Whilst all statements contained in this brochure are believed to be correct they are not to be regarded as statements or representations of fact and neither the selling agents or sellers guarantee their accuracy. 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. However it may be necessary and rights are reserved to make changes to the appearance layout and specification at any time without formal notice. Dimensions are approximate. This brochure and statements contained therein do not form any part of an offer or contract.

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