



12 The Ridings, Kidlington, OX5 1UA

Guide Price £240,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A one bedroom ground floor apartment being sold with no onward chain.

Accommodation comprises entrance hall, living/dining room, refitted kitchen, refitted shower room and bedroom.

Low maintenance garden. Allocated parking.

No onward chain.

Additional information to note:

- Length of lease - 85 year remaining
- The property owns share of Freehold.
- Ground Rent: £0
- Service Charge: £0
- Mains water and electric.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoor and variable in home with EE, Vodafone & Three, variable outdoor with O2.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: B





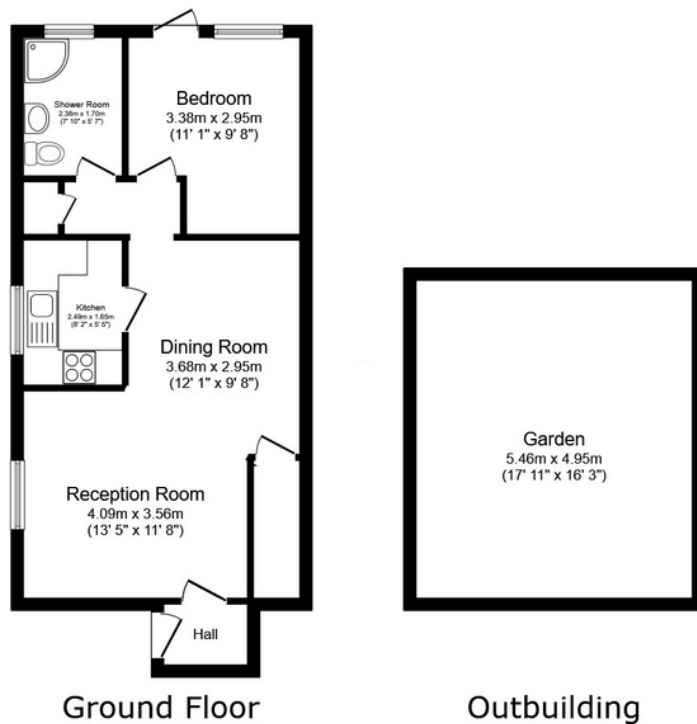
Key Features

- Ground floor apartment
- Double bedroom
- Living/dining room
- Refitted kitchen
- Refitted shower room
- Garden
- Allocated parking
- No chain

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. Kidlington 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 dist





Total floor area: 73.3 sq.m. (789 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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