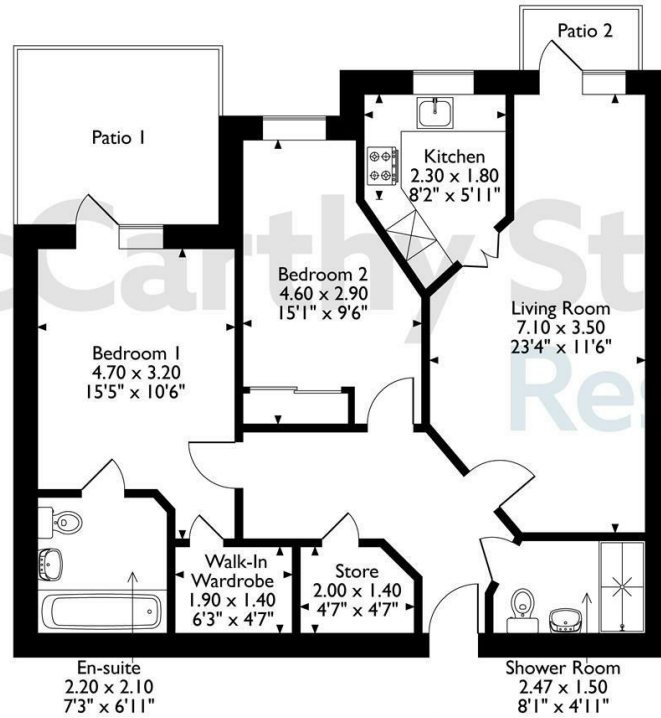
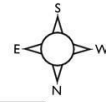
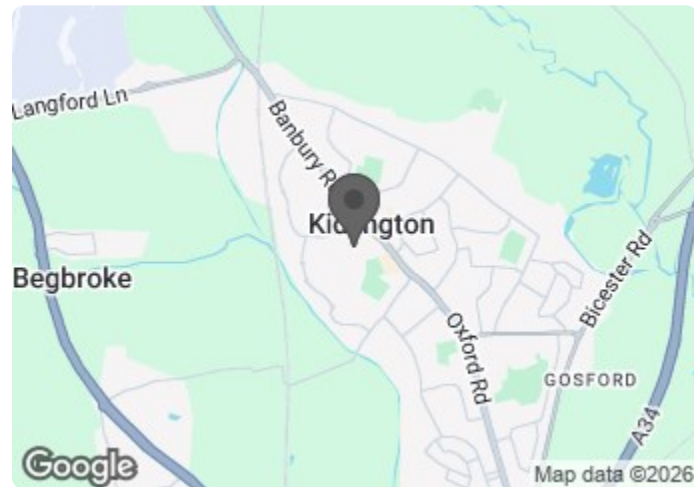


10 Heron Place, Nurseries Road, Kidlington, Oxfordshire
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



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		76	76
(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		

10 Heron Place

Nurseries Road, Kidlington, OX5 1FU



Asking price £385,000 Leasehold

A CHARMING TWO BEDROOM ground floor RETIREMENT LIVING apartment which offers ample LIGHT and SPACE within Heron Court built & managed by McCarthy Stone.

Call us on 0345 556 4104 to find out more.

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Heron Place, Nurseries Road, Kidlington

2 bed | £385,000

Summary

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 (usually around £30 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 Hallway

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 bright and spacious lounge with access to a patio area. 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, dishwasher, 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. Double glazed window.

Bedroom One

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

En-Suite

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

Bedroom Two

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

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.

Service charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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

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

Service Charge: £5,555.73 per annum (up to financial year end 30th September 2026).

Car Parking (Permit Scheme)

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.

Lease Information

999 years from 1st Jan 2016

Ground Rent

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

Additional Information & Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

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

