



5 Primrose Place, Kidlington, OX5 2EY
£245,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Built in 2011 by Empire Homes is this modern constructed 1 bedroom ground floor flat with own entrance and garden forming part of a small development of flats and houses located close to the High Street. The property would make an ideal first time purchase or investment purchase and is well presented inside. The accommodation comprises open plan lounge/ modern refitted kitchen, double bedroom, modern refitted bathroom, small conservatory and shed. Outside there is 1 allocated parking space, which can be accessed via a side gate from the garden. Viewing is recommended.

Length of lease: 999 years (with 984 years remaining)

Ground Rent: Peppercorn

Service Charge: 25% service charge provision on an adhoc basis

Building Insurance: 25% share currently £297.02 + VAT per year

Material information to note:

- Modern construction with stone exterior and tiled roof
- Services: All main services are connected
- OFCOM checker indicates standard to superfast broadband is available at this postcode
- OFCOM checker indicates good mobile availability
- Flood Risk: The property is in zone 1 which has low probability of flooding
- Restrictive covenants: No pets are allowed without consent from the freeholder
- Planning Permission: We are unaware of any planning permissions proposed in the immediate area that would effect the property.

Council Tax Band: B

EPC Rating: C





Key Features

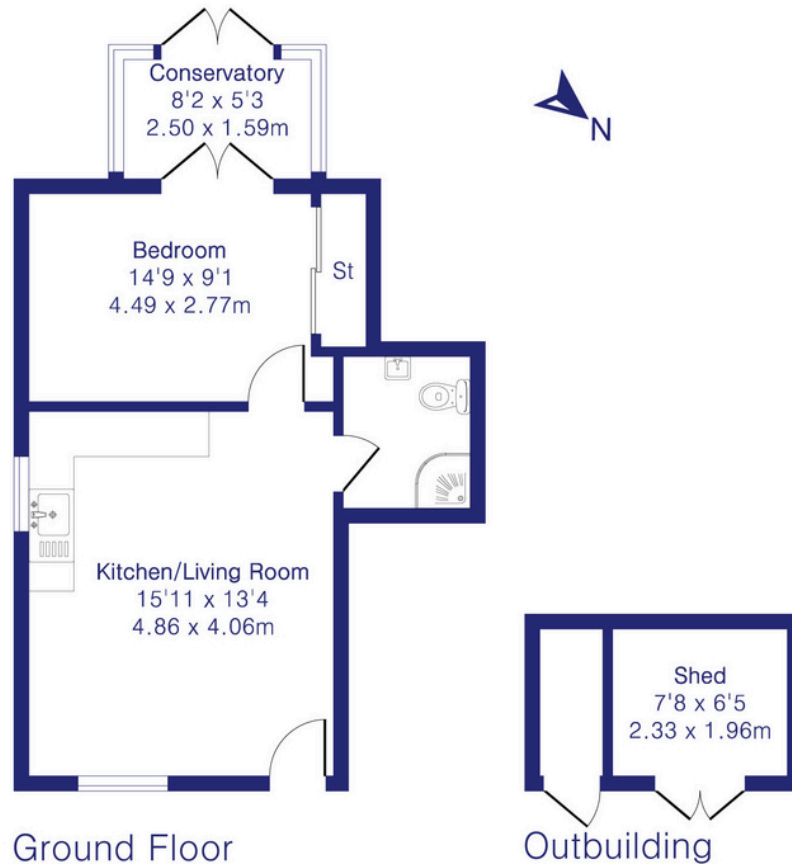
- 1 Bedroom Ground Floor Apartment
- Garden
- Allocated Parking
- Gas Heating to Radiators
- Double Glazing
- Close to High Street
- Refitted Kitchen
- Refitted Bathroom
- Ideal for a First Time Purchase
- No Chain

The Location

Kidlington is a town 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. The village 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 distance of the property.

**Approximate Gross Internal Area 437 sq ft - 41 sq m
(Excluding Outbuilding)**

Outbuilding Area 70 sq ft – 6 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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