



60 Wilsdon Way, Kidlington, OX5 1TN

Guide Price £170,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A first floor studio apartment with allocated parking and within a small block of apartments overlooking a small green. The apartment is within easy access to bus stops to Oxford and Oxford Parkway and shortcut walks to the High Street and Oxfordshire Canal. An excellent investment opportunity or first time purchase. No onward chain.

Additional information to note:

- Mains electricity, water and drainage.
- Lease: 82 years remaining
- Service Charge: £1565.78 pa / Ground Rent: £190pa
- OFCOM checker confirms either standard and superfast is available.
- OFCOM checker indicates good outdoor and variable in home with Three, good outdoor with Vodafone, EE & 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: D

Council Tax Band: A

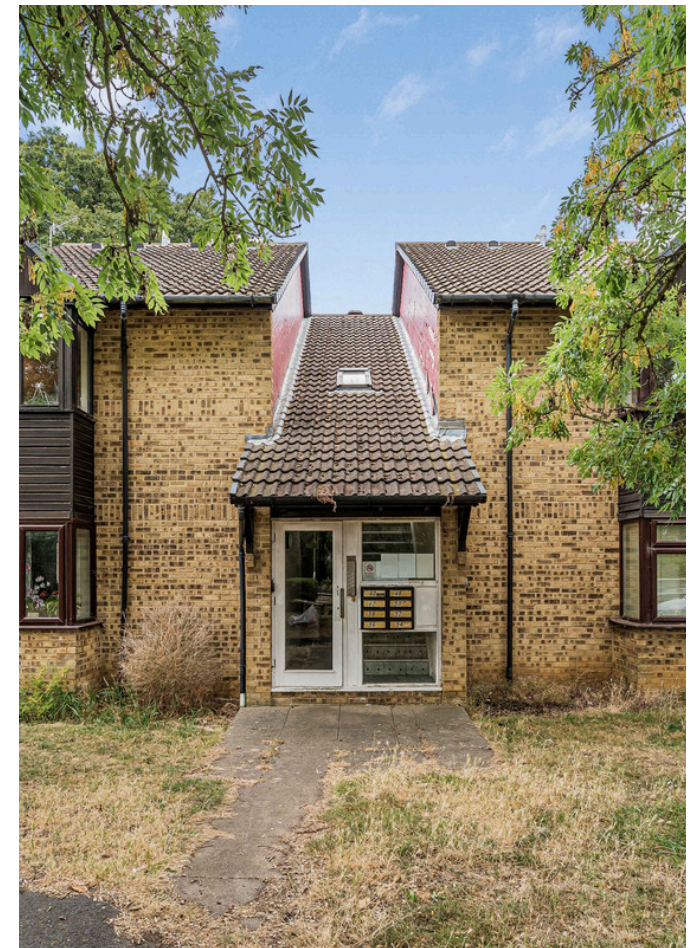


Key Features

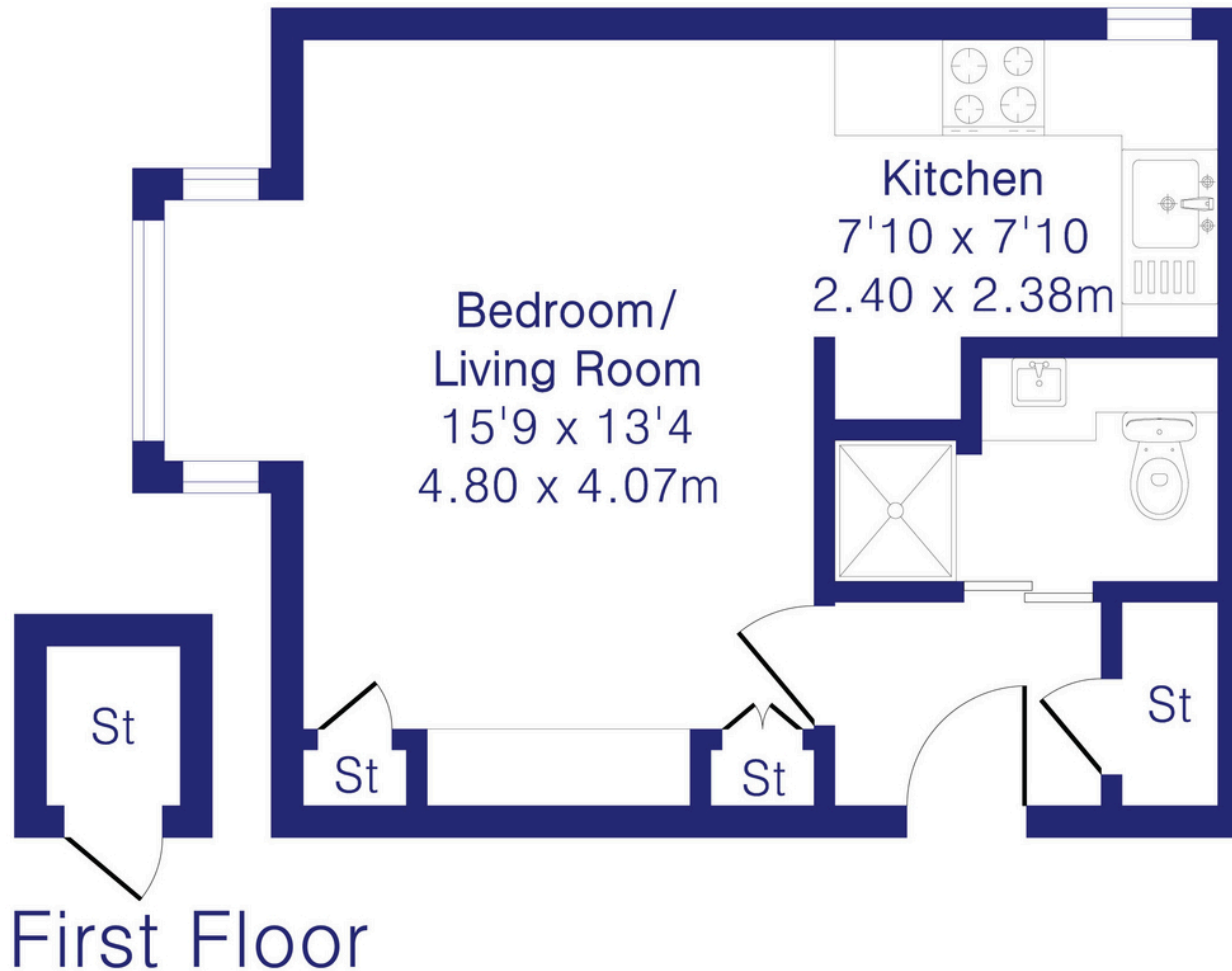
- Studio apartment
- Open plan living
- Bathroom
- Allocated parking
- Overlooking a small green
- No chain

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



Approximate Gross Internal Area 320 sq ft - 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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