



17 Homewell House KIDLINGTON, Oxon, OX5 2XT

Guide Price £85,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

OVER 60'S RETIREMENT PROPERTY: Forming part of this retirement complex built by McCarthy and Stone a 1 Bedroom Apartment with lift access being presented in good decorative condition and updated by the current owners, offered with no upper chain. The apartment compromises : Entrance Hall, Lounge/Diner, Kitchen, Modern Shower Room, Electric Heating and Double Glazing. The development boasts 2 Communal Lounges with regular events and functions. A House manager, car parking and communal gardens. Homewell House is situated in a sought after location which provides easy access to Kidlington High Street and other facilities.

Lease:

Remaining Lease: 86 years

Ground Rent: £ 220 pa

Service Charge £ 4320.06 pa

Additional information to note:

- Mains electric, water and drainage connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM Checker indicates coverage is good outdoor with EE, O2 and Three, good outdoor and variable in home with Vodafone.
- 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.
- Planning permission exists to the rear of the property for 6

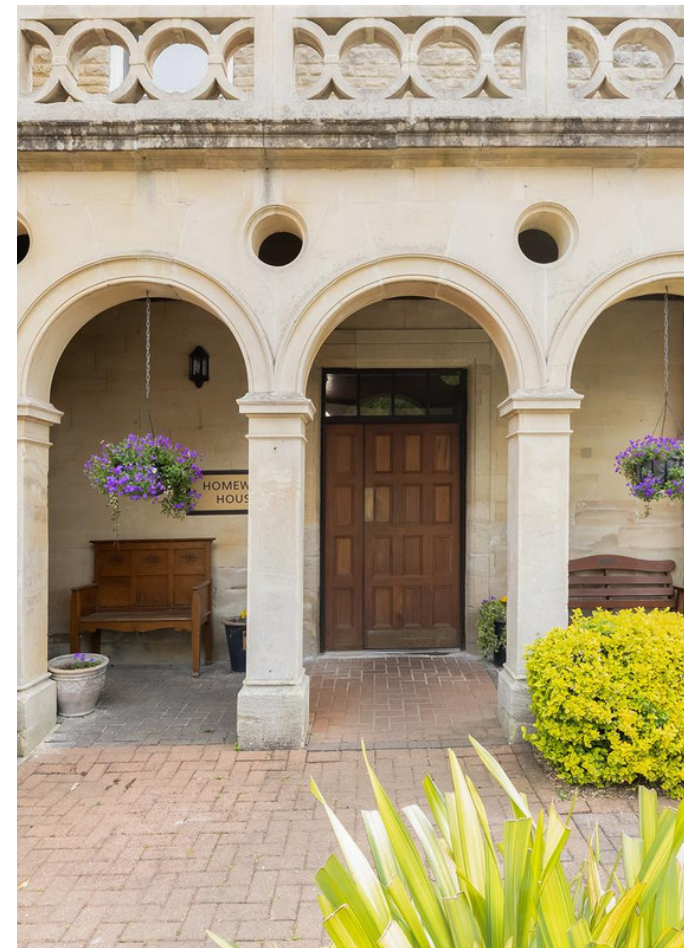


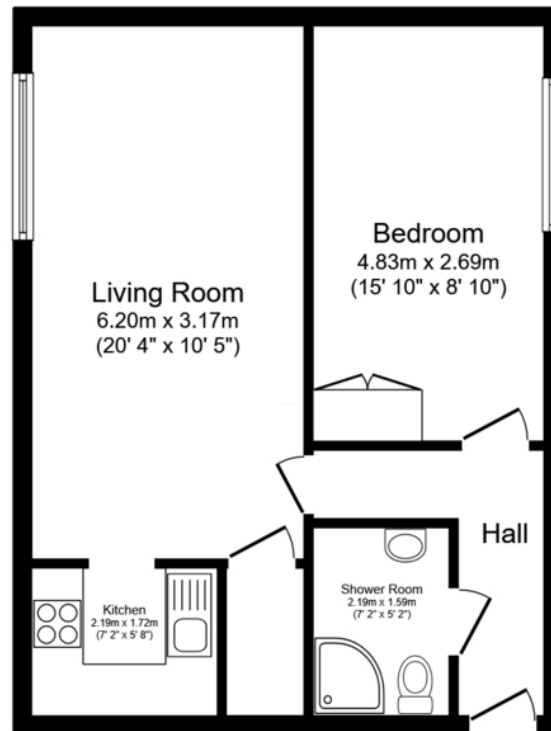
Key Features

- Retirement apartment
- Double bedroom
- Living room
- Kitchen
- Refitted shower room
- Communal gardens and parking
- Residents lounge and kitchen
- Guest suite
- Laundry Room
- House manager and 24 hour emergency careline system

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. 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.





First Floor

Floor area 48.50 sq.m. (522 sq.ft.)

Total floor area: 48.50 sq.m. (522 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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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.

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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