



1 Bicester Road, Kidlington, OX5 2NJ

£205,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Forming part of this small development of just 4 apartments is this first floor apartment being offered with a long lease and no upper chain. The property is located towards the outskirts of Kidlington, being close to bus routes, schooling for all ages, Oxford Parkway train station and countryside. The property comprises of communal entrance hall with staircase to first floor, private entrance hall, sitting room, kitchen, inner hall, 2 good sized bedrooms and bathroom. Outside there is communal gardens and a private garage with parking space in front.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that inside the property there is likely mobile voice with Three and O2 with limited data with EE, O2 and Vodafone. Outside there is likely voice and data with all networks.
- GOV.UK website states that there is a high risk of surface flooding, however the property has not flooded in the owners occupation.
- Lease: 189 years from 24/06/1974 (138 years remaining)
- Ground Rent: £300 per year
- Service Charge: £2423 per year
- Photos prior to current tenancy

Council Tax Band: B

EPC Rating: D



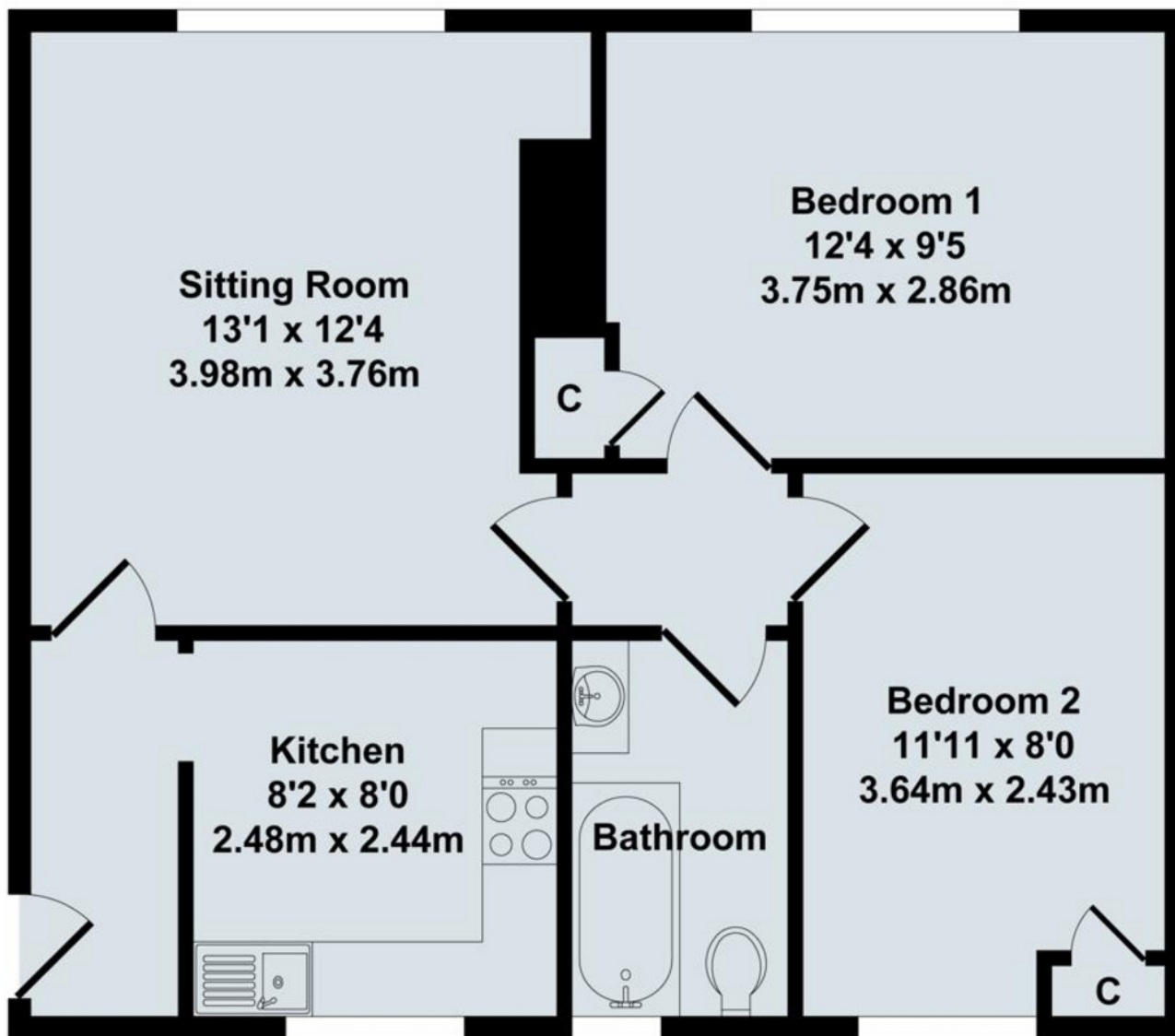


Key Features

- Small Development
- First Floor Apartment
- 2 Bedrooms
- Kitchen & Bathroom
- Gas Heating to Radiators
- Double Glazing
- Private Garage
- Communal Gardens
- Long Lease
- 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. 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.



Total Approx. Floor Area 540 Sq.Ft. (50.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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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