



4 Erdington House, Yarnton, OX5 1FZ  
£190,000 Leasehold

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SALES LETTINGS



## The Property

A beautiful 2 bedroom ground floor apartment set in the popular village of Yarnton. The property benefits from access to facilities to include restaurant, residents lounge and hobby room.

Accommodation comprises entrance hall, open plan kitchen/dining/living room, two bedrooms and a wet room.

No chain.

Additional information to note:

- 75% Shared ownership.
- Part of a retirement development for the over 55's.
- Length of Lease: 125 years from 01/01/2013.
- Service charge: £439.31 per month
- Utility Charge: £16.52 per month
- Support Charge: £31.17 per month
- There is a gas under floor heating system installed which is controllable and paid by the utilities charge. The buyer will not have any control over the energy supplier.
- Step free access wet room and wheel chair access.
- Services: Electric, water and drainage are connected to the flat
- OFCOM checker confirms standard to ultrafast broadband is available at the property.
- OFCOM checker indicates there is good coverage outdoor with Three and Vodafone, variable outdoor with O2 and good outdoor and in home with EE.

EPC Rating: B Council Tax Band: C



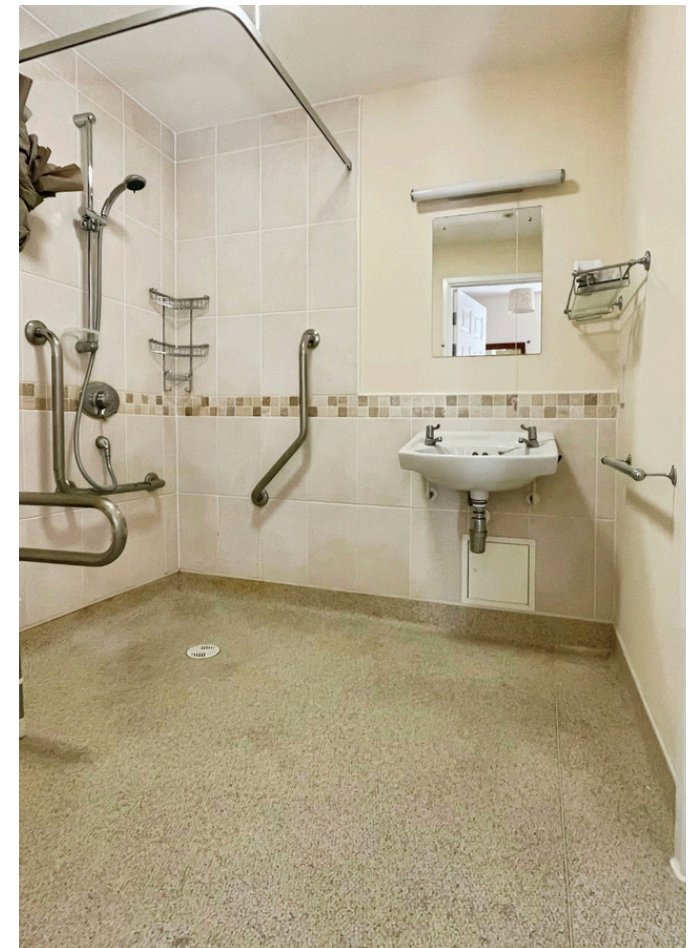


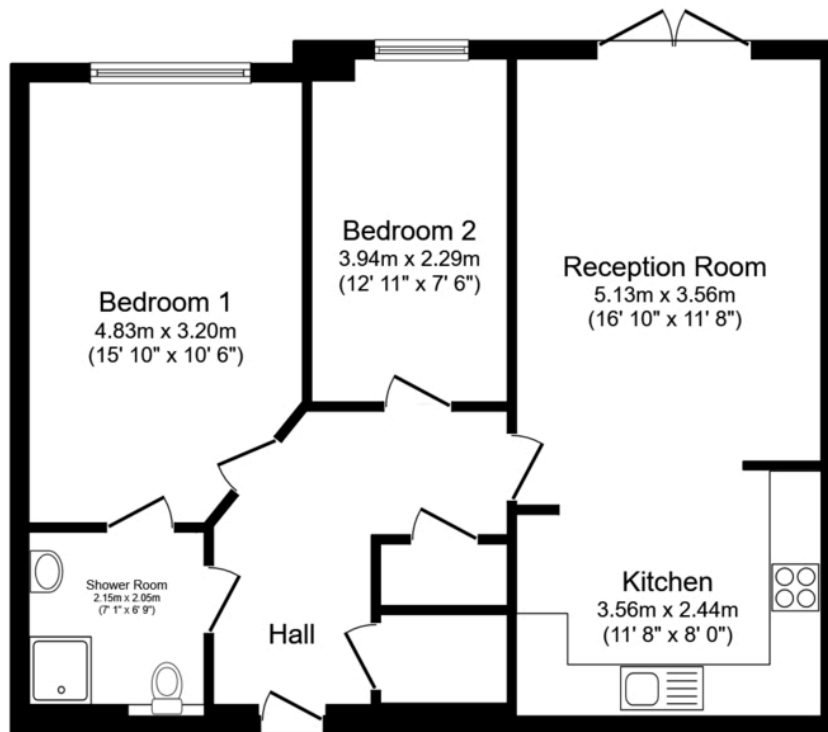
## Key Features

- 2 bedroom ground floor apartment
- Open plan kitchen / living room
- Wet room
- Double glazing
- Residents lounge/hobby room
- Access to restaurant
- Over 55's development
- 75% share
- No chain

## The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.





**Ground Floor**  
Floor area 70.1 sq.m. (754 sq.ft.)

**Total floor area: 70.1 sq.m. (754 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](http://www.Propertybox.io)

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