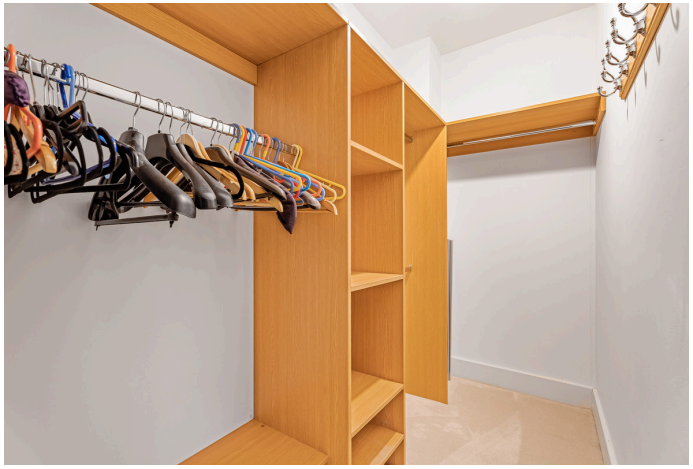
9 Heron Place Nurseries Road, Kidlington, OX5 1FU

£300,000 Leasehold

THOMAS MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular Heron Place development and within easy reach of Kidlington centre is this one double bedroom ground floor apartment with small outside patio area.

Accommodation comprises entrance hall, living/dining room, kitchen, double bedroom with walk in wardrobe, shower room. Benefits includes a house manager, residents lounge, laundry room, guest suite available at extra charge, communal gardens, lift and parking space subject to availability and charge.

Additional information to note.
- Length of Lease: 999 years from 2016.
- Remaining Lease: 989 years approx.
- Ground Rent: £450.00 pa
- Service Charge: £3831.96
- Car Park: £125.00 paid every six months (subject to availability if required)
- Mains water and electric are connected.
- OFCOM checker indicates that standard and superfast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoor and variable indoor with Three, good outdoor with EE, O2 and Vodafone.

EPC Rating: C
Council Tax Band: C

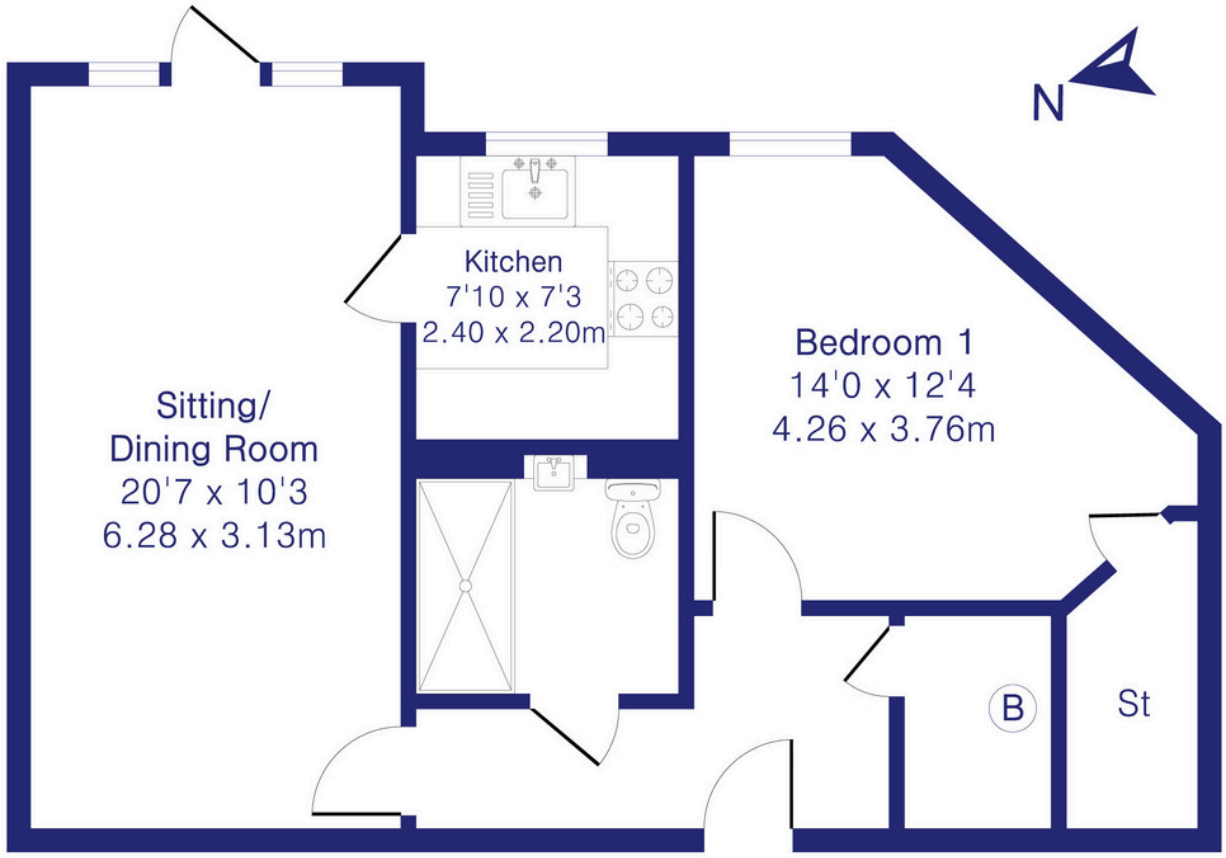
Key Features

- 1 Bedroom Ground Floor Apartment
- Sitting/Dining Room
- Double Bedroom with Walk-In Wardrobe
- Kitchen with Built-In Appliances
- Shower Room
- Under Floor Heating
- Laundry Room
- Residents Lounge
- Guest Suite (chargeable)
- Small Patio Area & Communal Gardens

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 591 sq ft - 55 sq m



Ground Floor

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