



19 The Hampden Building, Kidlington, OX5 2FN

Guide Price £225,000 Leasehold

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SALES LETTINGS



## The Property

A 2 double bedroom apartment situated in the centre of Kidlington with easy access to bus stops, shops and restaurants. The property has an open plan kitchen/sitting room, 2 good sized bedrooms, entrance hall, bathroom, electric heating and allocated off road parking space. No chain.

Lease: 125 years with approximately 103 years remaining  
Maintenance Charge: £1745

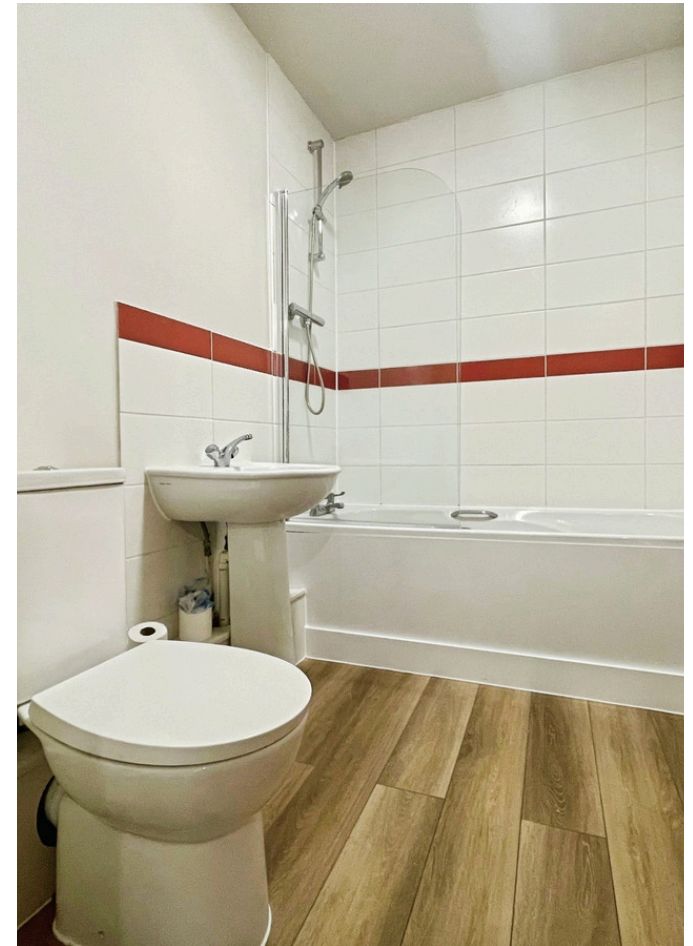
Ground Rent: £250 pa for first 25 years and goes up by £250 every 25 years to a max of £1000 pa for the final 25 years

Material information to note:

- Mains Electric, Water and Drainage.
- According to OFCOM there is standard to ultrafast broadband available at this postcode.
- OFCOM checker indicates coverage is good outdoor and in home with EE, O2, Three and Vodafone.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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.



- Council Tax Band: C
- EPC Rating: D



## Key Features

- Two double bedrooms
- Open plan kitchen/living room
- Bathroom
- Allocated parking
- Kidlington centre location
- Easy access for local shops
- Close to local bus stops
- No onward chain

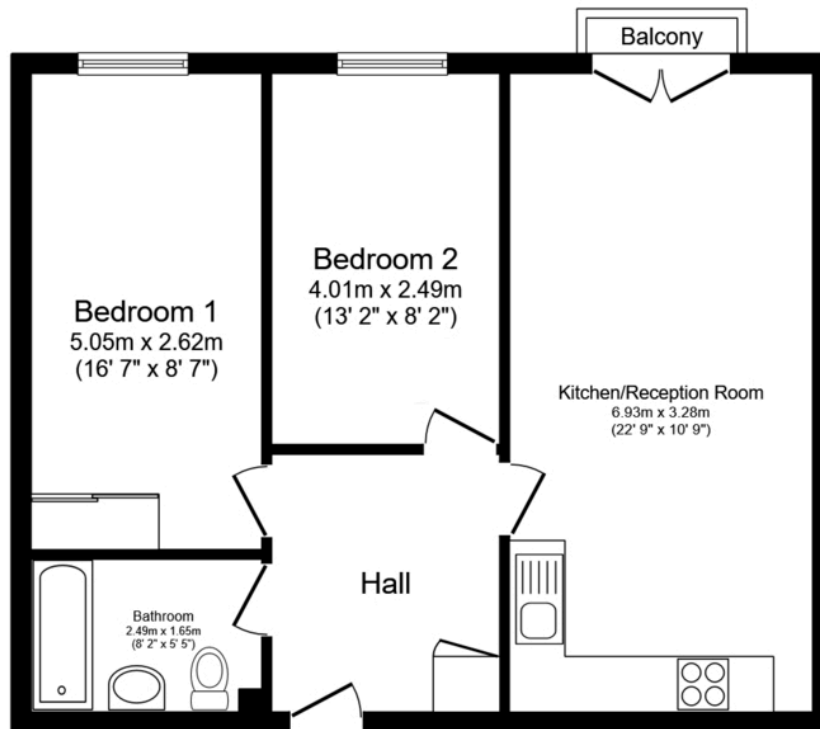
## The Location

Kidlington is located in Oxfordshire 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.

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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.



### Second Floor

Floor area 61.2 sq.m. (659 sq.ft.)

Total floor area: 61.2 sq.m. (659 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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