



2 Bicester Court, Kidlington, OX5 2NJ
£225,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Forming part of this small development of just 4 apartments is this ground floor, 2 bedroom flat being well presented and would make an ideal first time purchase or investment property. The property is located nearby schools, bus stops and open countryside.

The apartment comprises: Communal entrance hall, private entrance hall, sitting room, modern fitted kitchen, 2 bedrooms, modern shower room, private garage and communal gardens. The property is complimented by gas heating to radiators, double glazing and enjoys a private garage and parking space in front of it.

Additional information to note:

- Newly created lease of 175 years for the new owners.
- Ground Rent: £0
- Service Charge: £2,531.24 per annum
- GOV.UK indicates there is a medium risk of surface water flooding. However, the property has not flooded since the owners have owned the property.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data, with good in door with 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.

EPC Rating: D

Council Tax Band: B



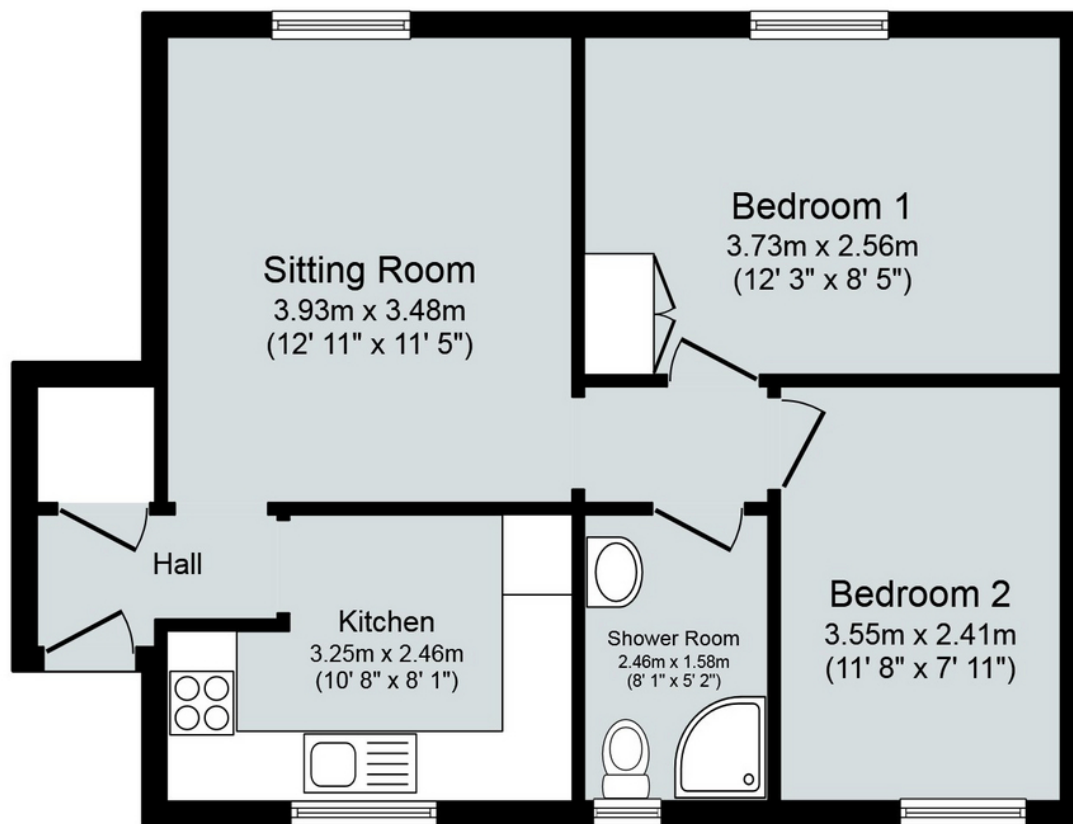


Key Features

- Ground Floor Apartment
- Well Presented
- 2 Double Bedrooms
- Modern Kitchen
- Modern Shower Room
- Gas Heating to Radiators
- Double Glazed
- Small Block of 4
- Viewing Recommended
- No Chain

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.



Floor Plan

Total floor area 51 sq.m. (549 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Thomas Merrifield and their clients give notice that:

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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