



Flat 3 Brookwood House, 8 Banbury Road, OX5 2BT

Guide Price £259,950 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Forming part of a Grade II listed building a well presented two double bedroom apartment situated within easy reach of Kidlington centre being sold with no onward chain.

Accommodation comprises entrance hall, kitchen/dining room, living room, two double bedrooms and bathroom. Allocated parking to the front of the property. Communal garden to rear.

The property is being sold with no onward chain.

Additional information to note:

- Mains gas, electricity, water and drainage.
- Lease: 978
- Service Charge: £900
- OFCOM checker confirms either standard to ultrafast is available.
- OFCOM checker indicates coverage is good outdoor and in home with Three, EE, good outdoor and variable in home with Vodafone and O2.
- 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



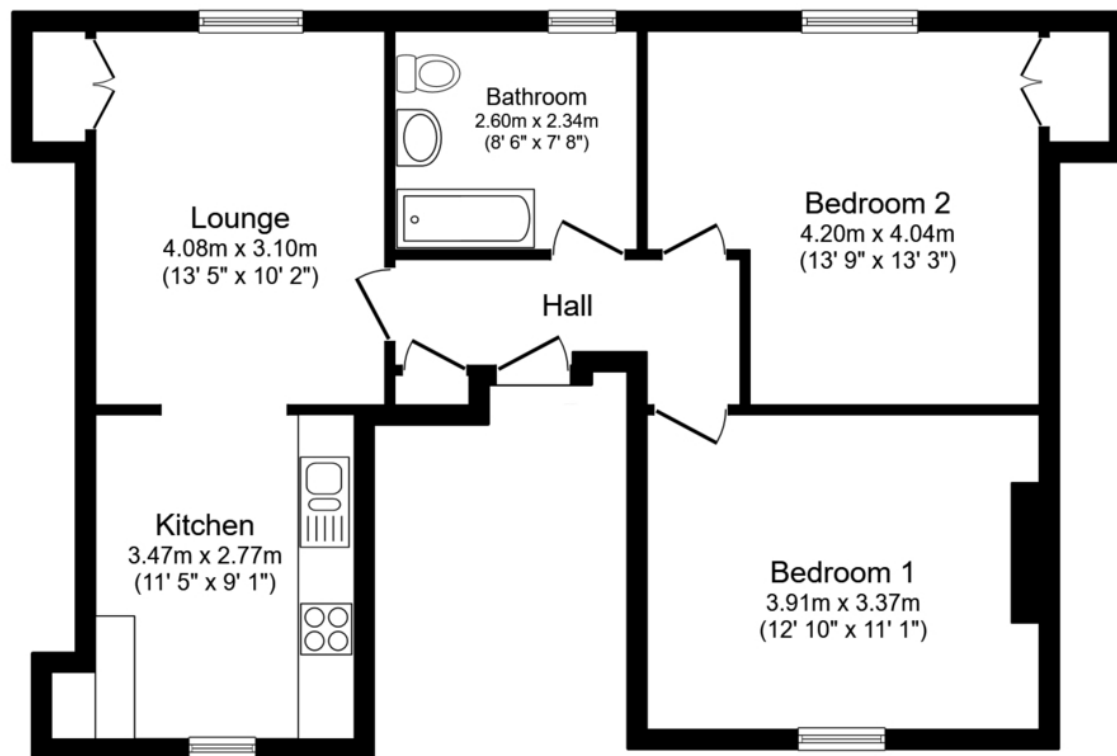


Key Features

- Two double bedrooms
- Living room
- Kitchen/dining
- Bathroom
- Communal gardens
- Allocated parking
- Close to Kidlington centre
- Grade II listed
- No onward 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. Kidlington 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: 65.4 sq.m. (703 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

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