



THOMAS
MERRIFIELD
SALES LETTINGS

Flat 3, Tomline Court,
28 The Avenue, Kennington, OXI 5PN

Flat 3, Tomline Court, 28 The Avenue, Kennington, OX1 5PN

A stunning two-bedroom first floor apartment situated in the sort after village of Kennington.

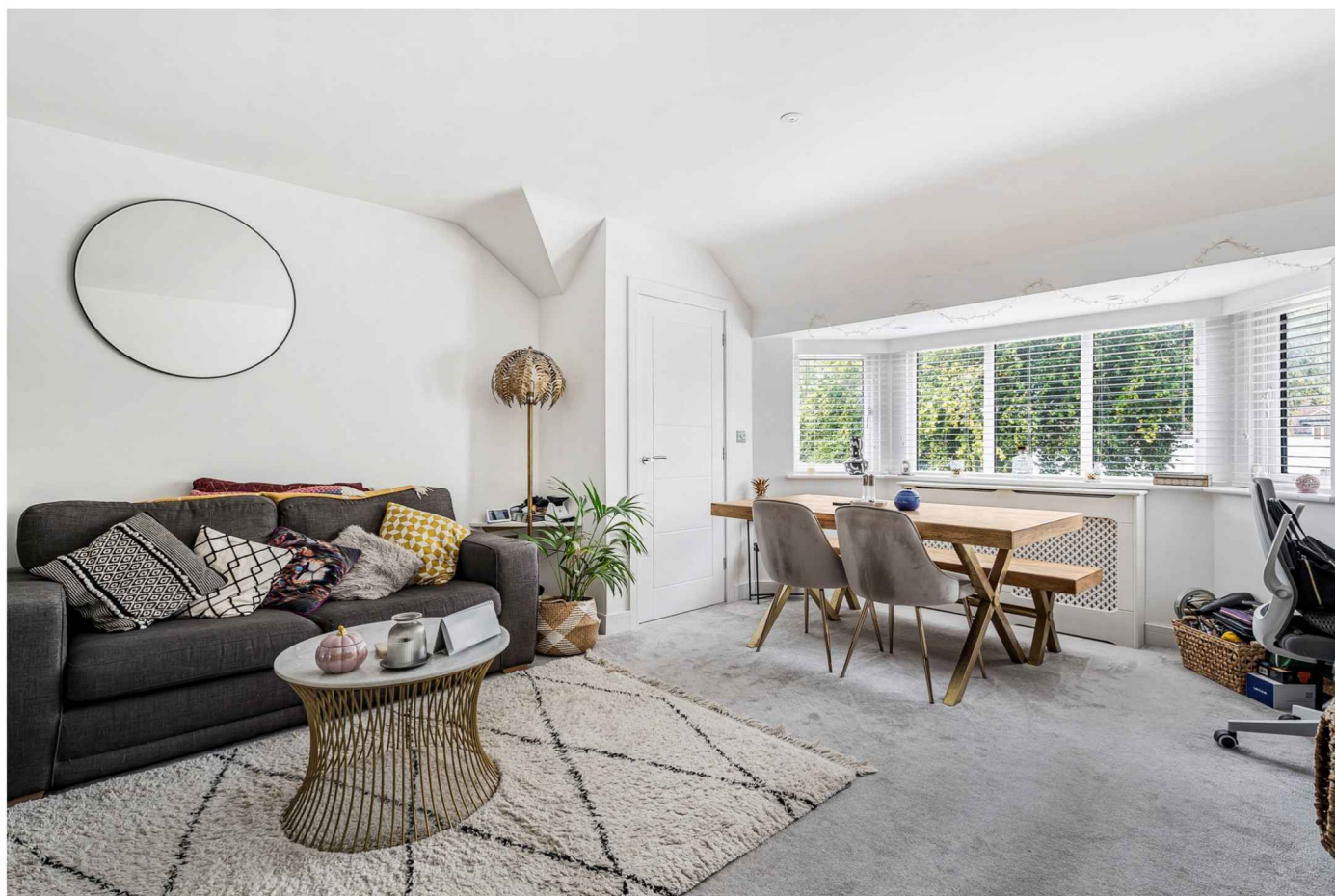
- Entrance hall
- Open-plan kitchen/sitting room
- Double bedroom with en-suite shower room
- Second bedroom with storage
- Family bathroom
- Service Charge: £1,984 per annum
- Remaining Lease: 118 years
- Ground Rent: £250 per annum
- EPC Rating: C
- Council Tax Band: B

The spacious accommodation comprises a spacious kitchen/sitting room fitting with a range of contemporary kitchen units and integrated appliances, bay window to front aspect, master bedroom with window to rear aspect and en-suite shower room, bedroom two window to rear aspect, and family bathroom.

Outside there are communal gardens and allocated off-street parking.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors.

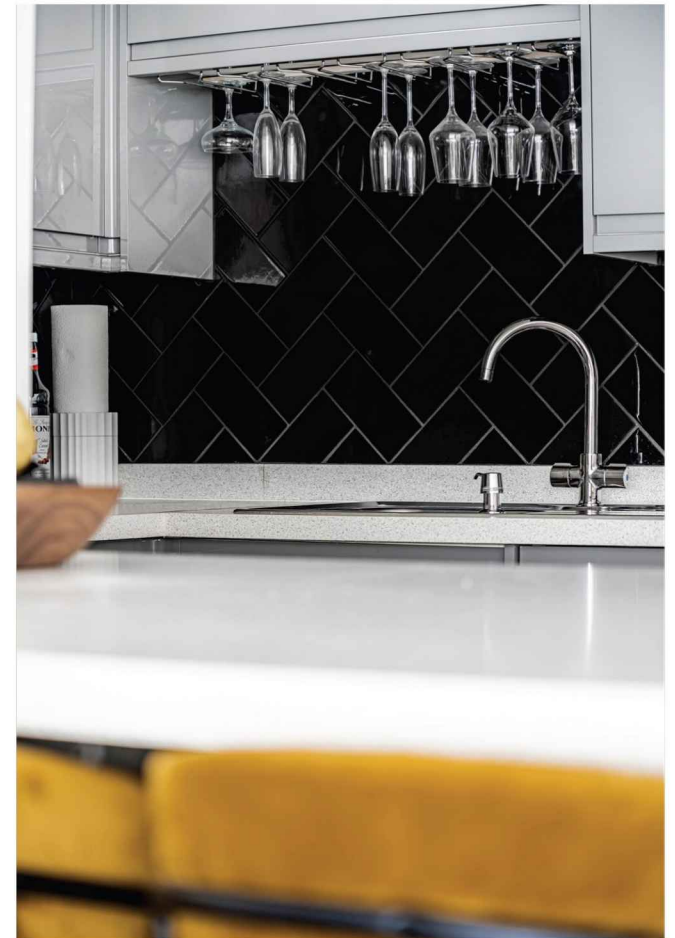
Guide Price £315,000 Leasehold





Kennington occupies an excellent location between Oxford and Abingdon with a wide range of amenities including a primary school, Co-op store, Post Office, chemist, health centre, library, two churches, a village pub and take away restaurants. There is also a children's playground, sports field, walks on the Memorial Fields and easy access to Bagley Wood and the River Thames at Sandford Lock.

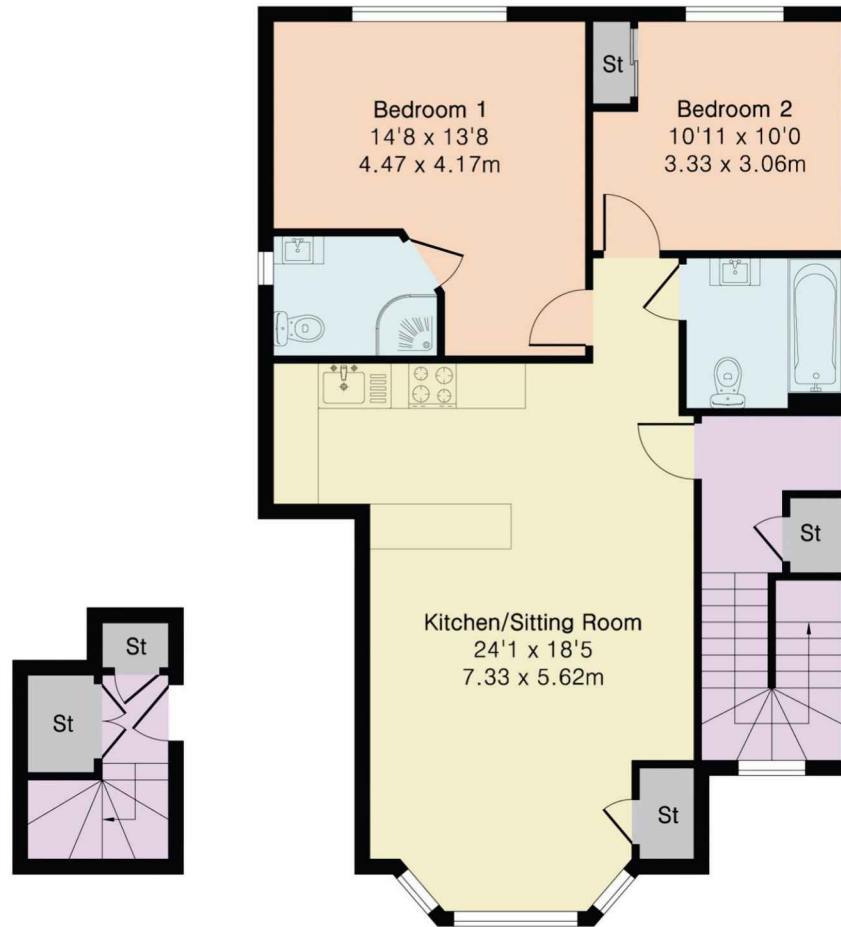
Kennington is also in the catchment area for Matthew Arnold Secondary School off Cumnor Hill and is served by a regular bus service to central Oxford and Abingdon.



Approximate Gross Internal Area 897 sq ft - 83 sq m

Ground Floor Area 56 sq ft – 5 sq m

First Floor Area 841 sq ft – 78 sq m



Ground Floor First Floor



HOLYFIELD HOUSE, 1 WALTON WELL ROAD,
OXFORD, OX2 6ED

t. 01865 515000
e. oxford@thomasmerrifield.co.uk
w. thomasmerrifield.co.uk

IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents 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 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.