



19b Lane Close, Kidlington, OX5 1BA

£199,500 Share of Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A purpose built first floor maisonette being well presented throughout and offered with vacant possession, and would make an ideal first time purchase or investment property.

The property comprises: Front door with entrance lobby and stairs leading up into the lounge. The lounge enjoys a Juliet balcony with access leading to a fully equipped modern kitchen, double bedroom and modern en-suite shower room. The property is located in a cul-de-sac and provides access to local shop, bus stop, Oxford canal and open countryside.

Additional information to note:

- New lease of 999 years.
- Share of freehold.
- No ground rent.
- Any maintenance split between both properties.
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile and data reception at the property with all networks.
- For information on restrictive covenants please contact the office.



EPC Rating: B

Council Tax Band: B



Key Features

- First Floor Maisonette
- Double Bedroom
- Modern Kitchen
- Modern Shower Room
- 999 Year Lease
- Parking and Storage
- Gas Heating
- Double Glazed
- No Chain
- Viewing Recommended

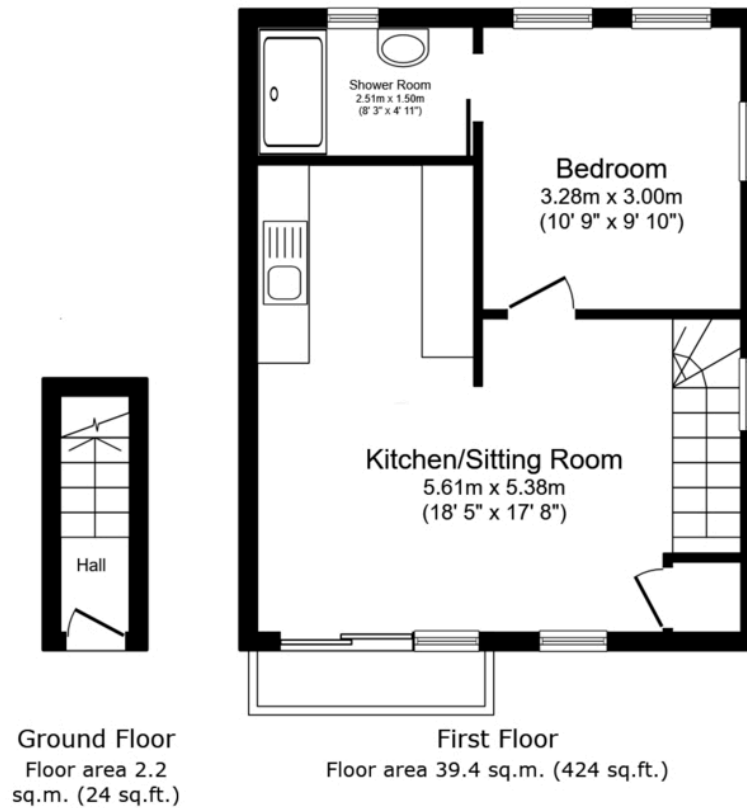
The Location

Kidlington is a large Oxfordshire village 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.

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.



Total floor area: 41.6 sq.m. (447 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

Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS