



20 Heron Place, Kidlington, OX5 1FU

Guide Price £280,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the lovely Heron Place development and within easy reach of Kidlington village centre is this one double bedroom first floor apartment.

Accommodation comprises entrance hall, living/dining room, balcony, kitchen, double bedroom with walk in wardrobe, shower room.

Benefits includes a house manager, residents lounge, guest suite available at extra charge, communal gardens, lifts and parking space subject to availability and charge.

Additional information to note.

- Length of Lease: 999 years from 2016.
- Remaining Lease: 989 years approx.
- Ground Rent: £425 annually (£212.50 paid twice yearly).
- Service Charge: £3,703 per annum.
- Car Park: £125.00 paid every six months (subject to availability if required)
- Mains water and electric are connected.
- OFCOM checker indicates that standard and superfast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoor and variable indoor with Three, good outdoor with EE, O2 and Vodafone.



EPC Rating: C

Council Tax Band: C

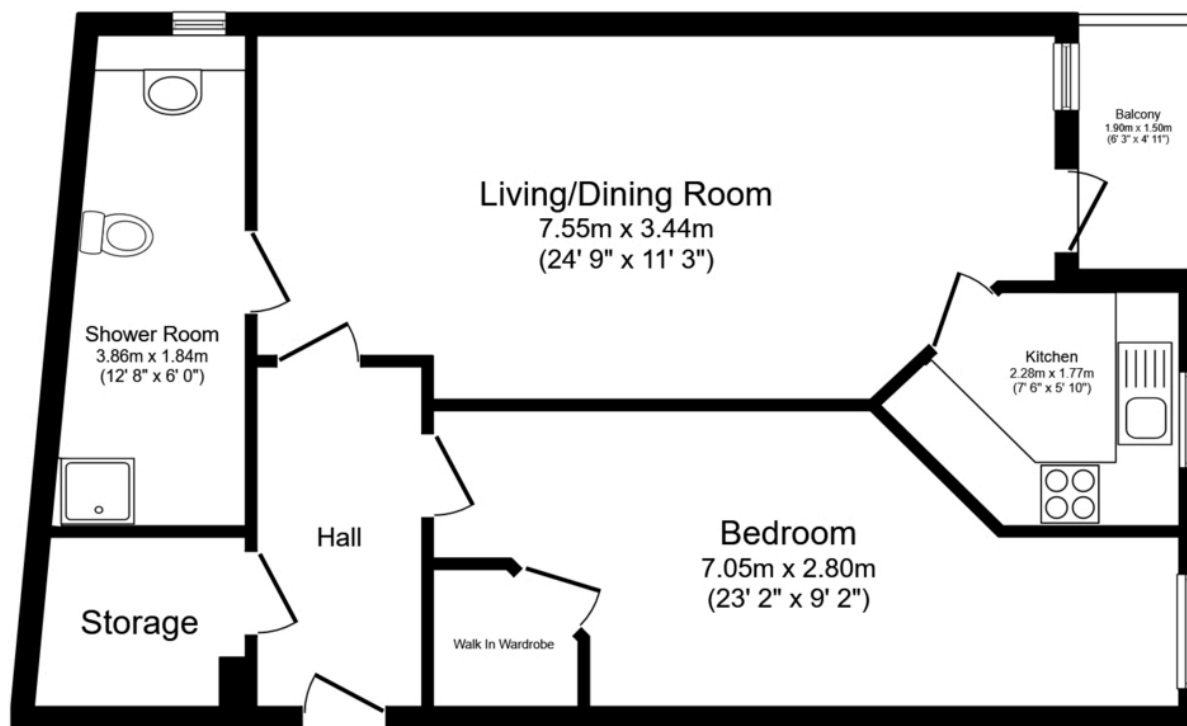


Key Features

- Retirement home
- One bedroom
- Living/dining room
- Kitchen
- Shower room
- Balcony
- Communal lounge
- Laundry room
- House manager on-site during office hours
- Guest suite for visiting friends/family

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.



Ground Floor
Floor area 63.8 sq.m. (687 sq.ft.)

Total floor area: 63.8 sq.m. (687 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

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.

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