



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

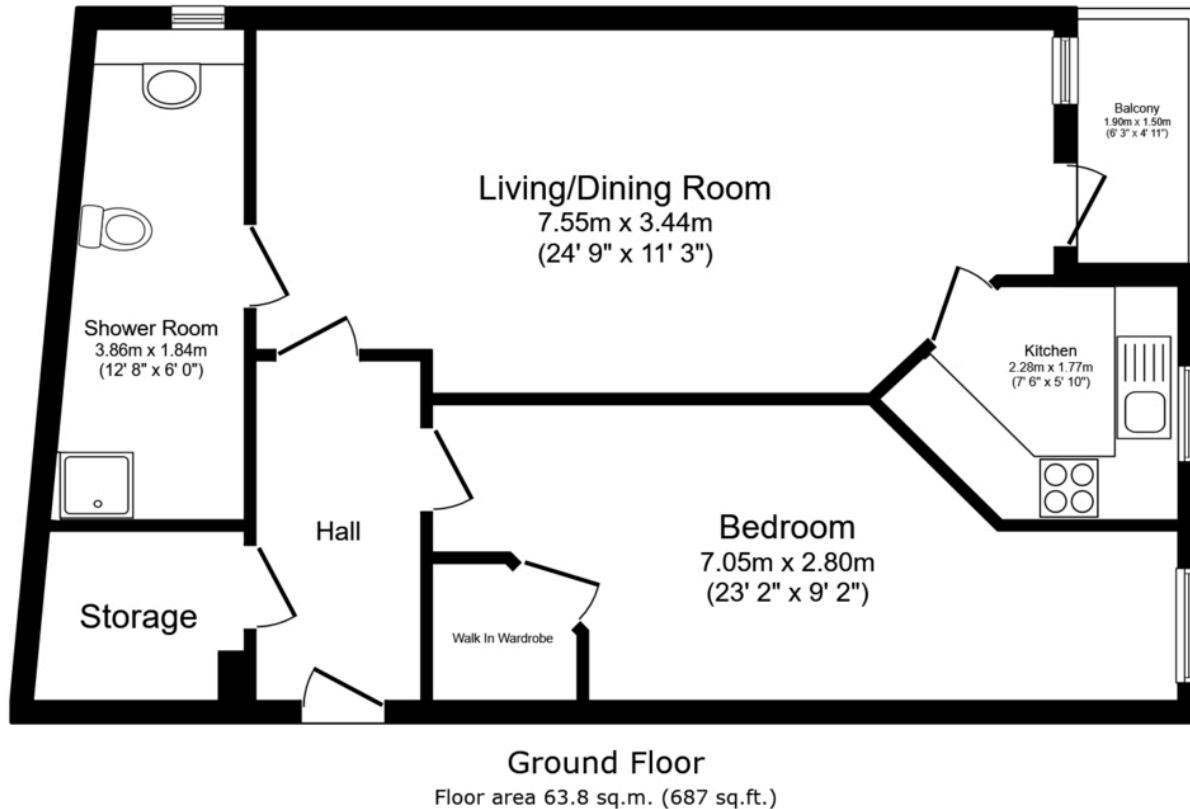
The Location

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.



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Total floor area: 63.8 sq.m. (687 sq.ft.)

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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