



Cherwell Court Banbury Road, Kidlington, OX5 2BG

Guide Price £140,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this purpose built McCarthy and Stone retirement development for the over 60's is ground floor apartment close to Kidlington centre.

The apartment is very well presented and comprises: Entrance hall, lounge, kitchen, double bedroom with fitted wardrobes and modern shower room. The property is complimented by electric heating and double glazing.

Additional information to note:

- Electric, drainage, water connected (water included in service charge).
- Step free access with lift to first floor.
- Resident Development Manager.
- Guest Suite available to rent (charges apply), communal laundry room and residents lounge.
- Lease: 125 years from 1st July 2004
- Ground Rent: £395 per annum
- Service Charge: £4,036.90 per annum
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates coverage is good outdoor and variable in home with EE & O2, good outdoor and in home with Three and good outdoor with Vodafone.
- For information on restrictive covenants please contact the office.



EPC Rating: C

Council Tax Band: B



Key Features

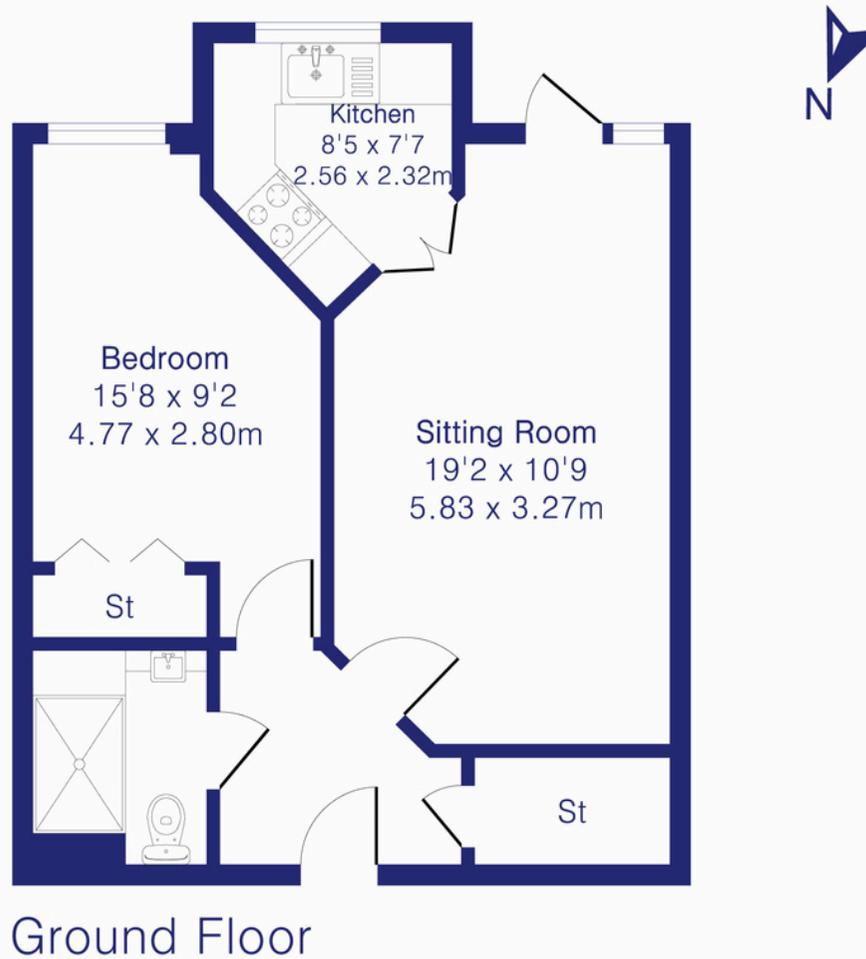
- Retirement apartment
- For over 60's
- Double bedroom
- Living/dining room
- Kitchen
- Shower room
- Close to Kidlington centre
- No chain

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. 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 with bus stop directly outside the development. 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.



Approximate Gross Internal Area 484 sq ft - 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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