



Marlborough Lodge Green Road, Kidlington, OX5 2GB

Offers In Excess Of £300,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the lovely Marlborough Lodge a one bedroom apartment with balcony over looking communal gardens. No chain.

Accommodation comprises entrance hall, living/dining room, balcony enjoying views over communal gardens, kitchen, double bedroom and shower room.

Marlborough Lodge is a delightful development of 32 one and two bedroom apartments by Churchill Living situated within a level walk of the local shops and amenities. Each apartment is completely self-contained with communal facilities such as a Guest Suite and an owner's lounge. All maintenance is taken care of and safety and security comes as standard with features including video entry system intruder alarms and the personal touch of a Lodge Manager. If you are looking to spend your future safe and secure surrounded by like-minded people leaving behind maintenance and upkeep of your current property then look no further than Churchill Living.

Additional information to note:

- Length of lease: 999 years from June 2022
- Ground Rent: £287.50 per annum
- Service charge: £1604.72 every 6 months
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- According to OFCOM there is good indoor and outdoor mobile coverage with O2, Three and Vodafone, and good outdoor with variable indoor with EE.
- Council Tax Band: C
- EPC Rating: B



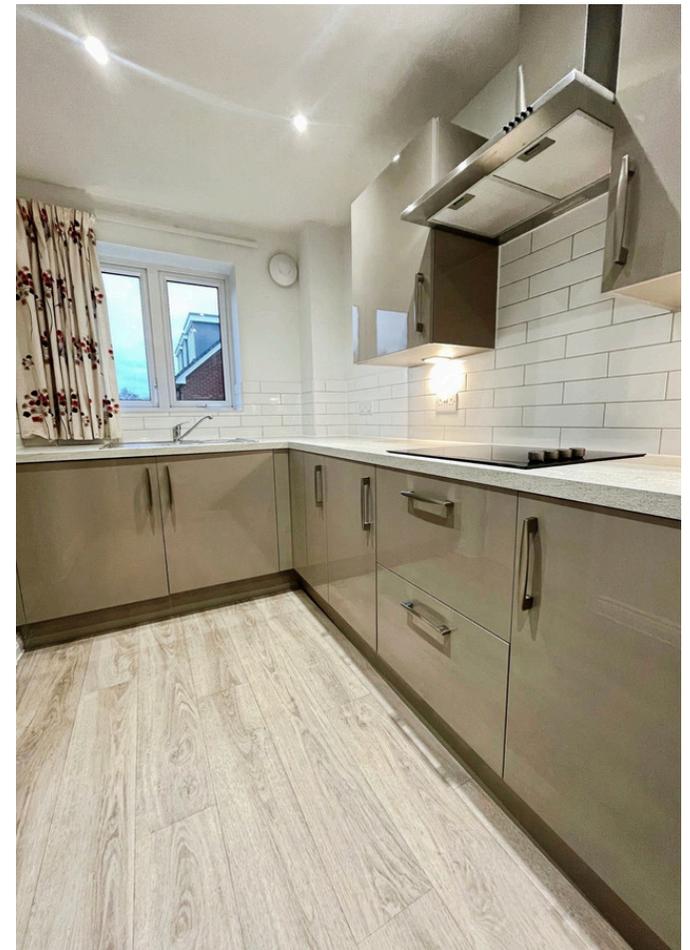


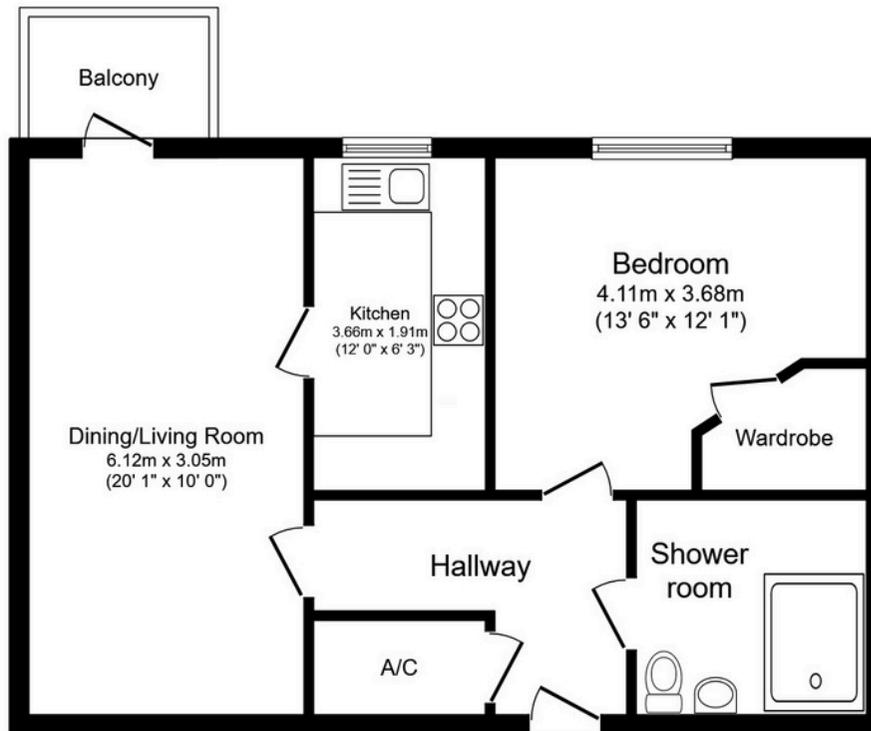
Key Features

- One bedroom
- Living/dining room
- Kitchen
- Shower room
- Lodge manager
- Close to local shops & bus stops
- Independent living
- 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, 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.





Floor Plan
 Floor area 56.7 sq.m. (611 sq.ft.)

Total floor area: 56.7 sq.m. (611 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

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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.

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