



44 Banbury Road, Kidlington, OX5 2BU

Guide Price £230,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A one bedroom 2nd floor apartment located within easy reach of Kidlington center being sold with no onward chain.

Accommodation comprises open plan kitchen, dining, living space, double bedroom and bathroom.

Communal gardens with gated side access.

Allocated parking.

•• Photos taken before property let ••

Additional information to note:

- Mains gas, electricity, water and drainage.
- Lease: 118 Years remaining
- Service Charge: £250 pa / Ground Rent: £1800pa
- OFCOM checker confirms either standard to superfast is available.
- OFCOM checker indicates good outdoor with O2, good outdoor and in home with Three, good outdoor and variable in home with EE & Vodafone.

EPC Rating: C

Council Tax Band: B





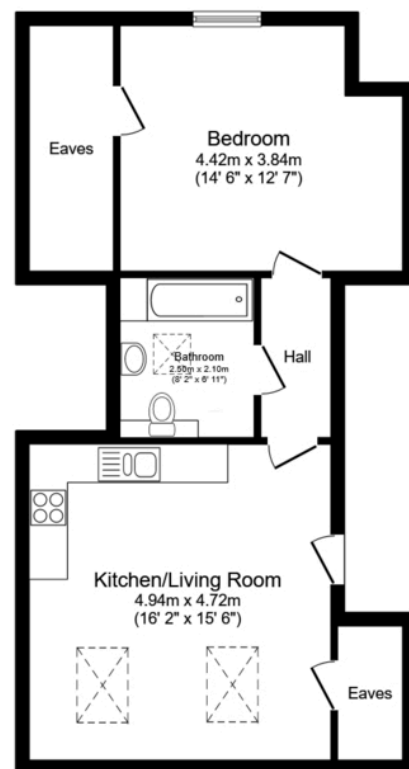
Key Features

- One bedroom apartment
- Open plan kitchen/dining/living room
- Bathroom
- Communal gardens
- Allocated parking
- No chain
- Close to bus stops
- Within easy reach of Kidlington centre

The Location

Kidlington is a town 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. Kidlington 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

Total floor area: 46.9 sq.m. (504 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