



4 Kingsley Court Oxford Road, Kidlington, OX5 1EB

£225,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A first floor maisonette forming part of this small development of just 4 properties with share of freehold. This well presented property would make an ideal first time purchase and is ideally situated for regular bus service and Oxford Parkway Train Station.

The property comprises entrance hall, modern open plan living space with modern kitchen, inner hall area with built in airing cupboard and doors leading to a double bedroom and modern bathroom. The property is complimented by gas central heating to radiators and double glazing. Outside there are well kept and established communal gardens and 1 allocated parking space with a couple of visitors parking spaces.

Additional information to note:

- All mains services are connected.
- 951 years remaining of 999 year lease with share of freehold.
- No ground rent charge.
- Service Charge: £75 per month with residents association.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile phone and data with variable in home service with O2.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



EPC Rating: C

Council Tax Band: B



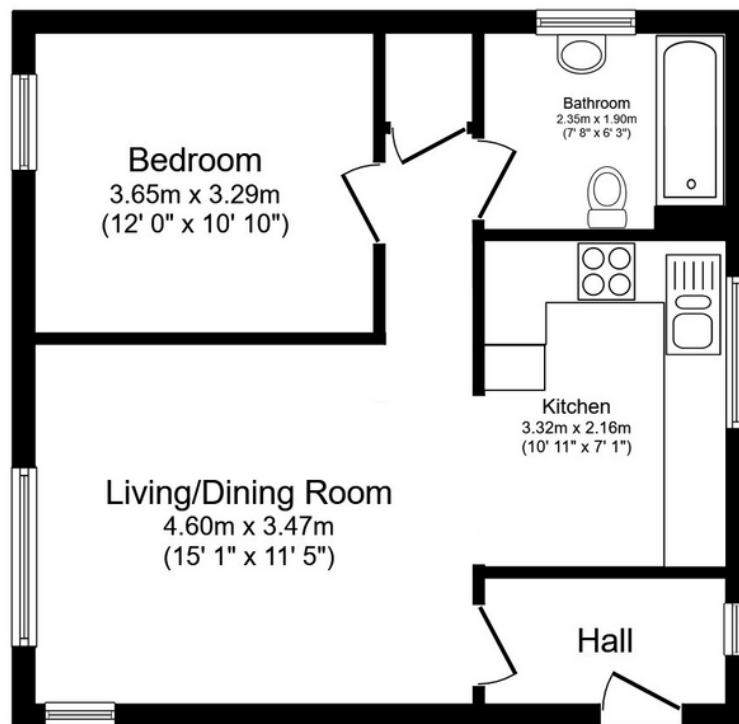
Key Features

- First Floor Maisonette
- Small Development
- Well Presented
- Double Bedroom
- Modern Kitchen
- Modern Bathroom
- Close to Transport Links
- Allocated Parking
- No Chain
- Viewing Recommended

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 43.3 sq.m. (466 sq.ft.)

Total floor area: 43.3 sq.m. (466 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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