



151 Wilsdon Way, Kidlington, OX5 1TZ

Guide Price £200,000 Share of Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A very well presented ground floor apartment which has been improved by the current owners and is presented in decorative condition making an ideal first time or investment purchase. The accommodation comprises: Entrance hall, lounge/diner, modern fitted kitchen, inner hall with access to a double bedroom with doors opening on to the garden, and shower room.

Outside the property enjoys a private garden with gated side access and an allocated parking space.

Additional information to note:

- Length of Lease: 170 years remaining.
- The property owns Share of Freehold.
- Ground Rent: £0
- Service Charge: £0
- Mains gas, electric, water and drainage are connected.
- According to OFCOM standard to ultrafast broadband is available at the property.
- According to OFCOM coverage is good outdoor with O2, good outdoor and variable in home with Three, EE & Vodafone.
- 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.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: B



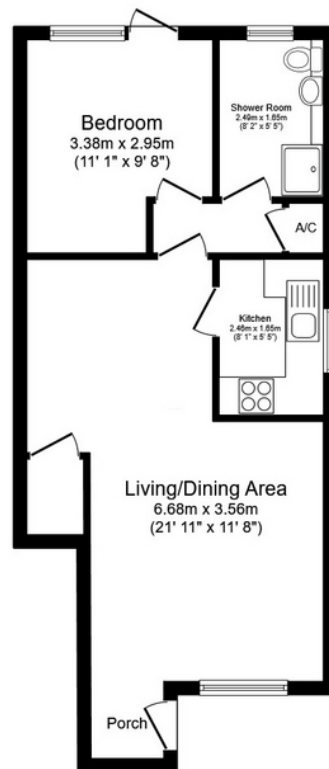
Key Features

- Ground floor
- Living/dining room
- Kitchen
- Double bedroom
- Shower room
- Garden
- Allocated parking
- Gas central heating

The Location

Kidlington provides 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). Surrounding areas provide easy access walks along the Oxford Canal, the scenic River Cherwell and the historic architecture of the city of Oxford.





Floor Plan

Total floor area: 47.4 sq.m. (511 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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