



18 Lakesmere Close, Kidlington, OX5 1LG
£198,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern split level maisonette situated in a tucked away location with gated access, being presented in good decor and offered for sale with no chain. The property offers good size accommodation and would make an ideal first time purchase or investment property.

The property comprises: Entrance hall, double bedroom with en-suite bathroom. Upstairs there is an open plan living space with fitted kitchen.

The property provides access to Oxford Airport, regular bus services and Co-Op corner shop, with Kidlington High Street and Oxford Parkway Train Station within a short drive.

Additional information to note:

- Electric, water and drainage are connected to the property.
- Leasehold start date: 12th January 2016 with a term of 150 years.
- Ground Rent: £529.76 per year. Next review in 2034.
- Service Charge: £1,554.28 per year.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with EE, Three and Vodafone with variable outdoor with O2. There is good in-home with with EE and variable in-home with Three.

EPC Rating: D

Council Tax Band: B





Key Features

- Gated Development
- Split Level Maisonette
- Open Plan Living Space
- Double Bedroom
- Well Presented
- Parking
- Modern Kitchen
- Modern Bathroom
- No Chain
- Viewing Recommended

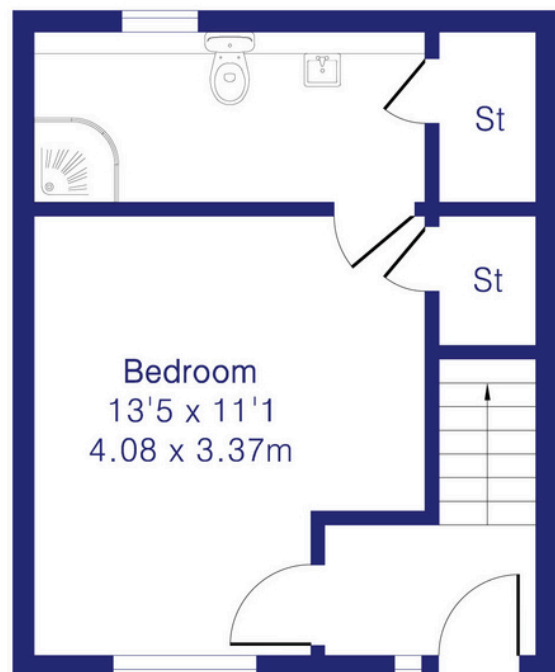
The Location

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. 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.

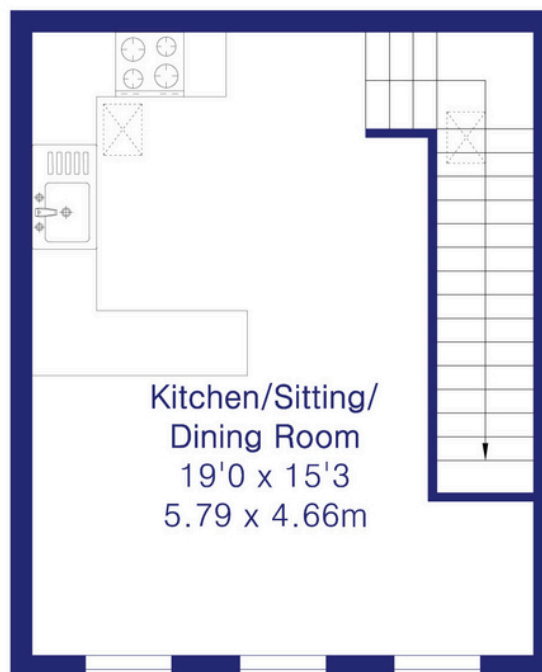
Approximate Gross Internal Area 580 sq ft - 54 sq m

Ground Floor Area 290 sq ft – 27 sq m

First Floor Area 290 sq ft – 27 sq m



Ground Floor



First Floor



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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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

