



45 Moorside Place, Kidlington, OX5 2UZ

Guide Price £180,000 Leasehold

THOMAS  
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SALES LETTINGS



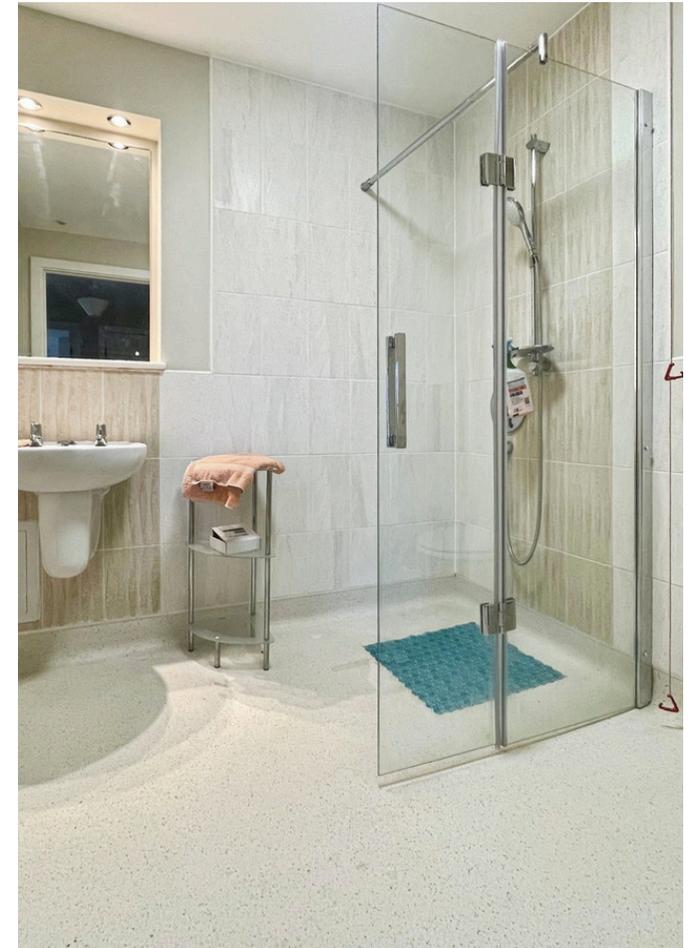
## The Property

A 2 bedroom retirement apartment with a maximum 75% ownership presented in excellent order with no chain. Located in this modern development with extra care requirements. The development is surrounded by well kept communal gardens and communal parking.

Material information to note:

- Services connected: Electric, water and drainage is connected. There is a controllable communal gas to radiators heating system installed in the property paid by the service charge. The buyers will not have control over the energy supplier.
- Access: Although the property is situated on the second floor there are lifts, step-free access, wet room and wheel chair access.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates: Variable in-home and good outdoor with EE and Vodafone, with limited indoor and good outdoor coverage with O2 and Three on mobile voice and data.
- Planning Permission: We understand that there is planning permission for 6 properties located to the front of Moorside (planning ref: 21/00355/OUT). There is also planning for land north of The Moors (planning ref: 25/01346/OUT) for 300+ dwellings, cricket pitches and a pavilion.
- Restrictive Covenants: No caravans or boats of any kind shall be parked or stored upon the premises. No non taxed or unroadworthy cars can be kept at the development.
- Lease: 125 year lease from 11th December 2013.
- Service Charge: £567.30 per month
- Monthly Core Care System Charge: £108.33 per month
- Monthly Tailored Care Charge (includes 4 hours care per week): £470.77 per month.
- No ground rent
- EPC Rating: C - Council Tax Band: C



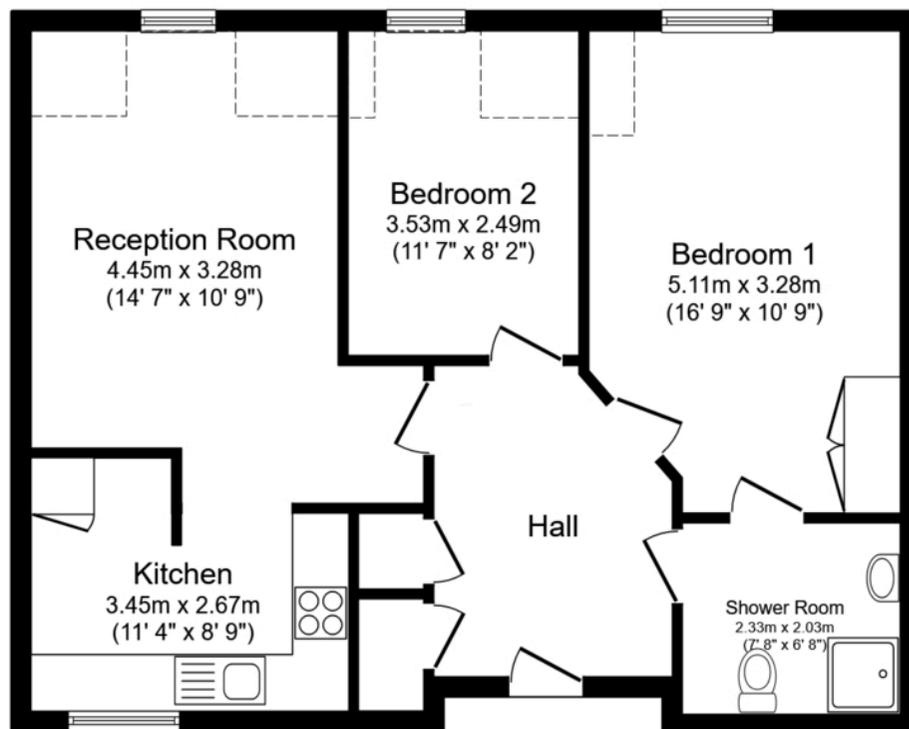


## Key Features

- 2 Bedroom apartment
- living room
- Kitchen
- Easy access wet room
- 75% shared ownership
- Communal grounds
- 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.



**Second Floor**  
Floor area 65.9 sq.m. (709 sq.ft.)

Total floor area: 65.9 sq.m. (709 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](http://www.Propertybox.io)

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