



153 Wilsdon Way, Kidlington, OX5 1TZ
£225,000 Share of Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A very well presented first floor maisonette having been improved by the current owners and is presented in decorative condition making an ideal first time or investment purchase. The property forms part of this highly popular development and is offered with no upper chain. The accommodation comprises: Entrance lobby with stairs leading up into lounge/diner, modern fitted kitchen, inner hall with access to a double bedroom and modern fitted bathroom. The property is complimented by electric heating and double glazing.

Outside the property enjoys a private garden and an allocated parking space.

Additional information to note:

- Length of Lease: 179 years starting from 15th February 2017.
- The property owns Share of Freehold.
- Ground Rent: £0
- Service Charge: £0
- Mains electric, water and drainage are connected (no gas).
- According to OFCOM standard to ultrafast broadband is available at the property.
- According to OFCOM there is good outdoor mobile voice and data with all networks, and variable in-home with Three and 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.



EPC Rating: C

Council Tax Band: B



Key Features

- First Floor Maisonette
- Double Bedroom
- Open Plan Lounge/Diner
- Modern Kitchen
- Modern Bathroom
- Electric Heating
- Double Glazing
- Private Garden
- Share of Freehold
- No Chain

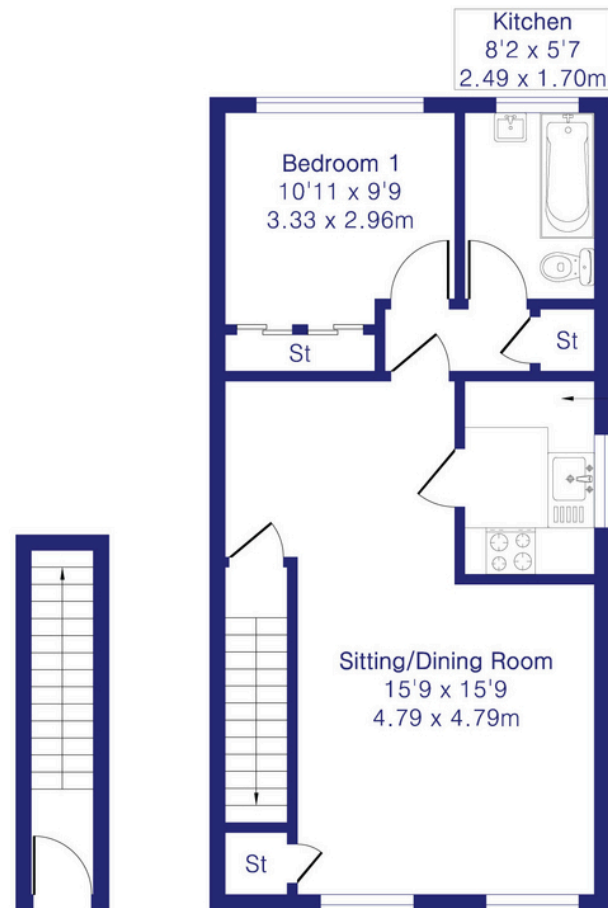
The Location

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.

Approximate Gross Internal Area 554 sq ft - 52 sq m

Ground Floor Area 38 sq ft – 4 sq m

First Floor Area 516 sq ft – 48 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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