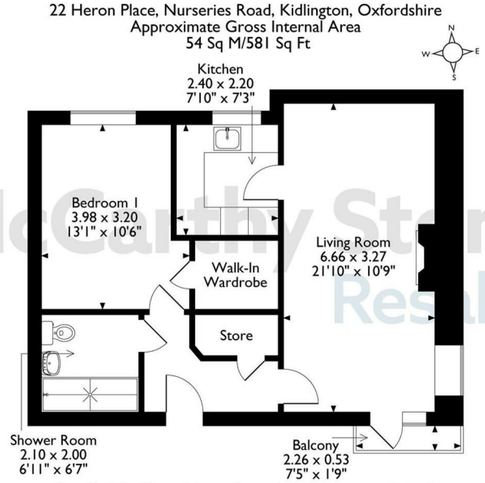
Excellent

Trustpilot

McCarthy & Stone
Resales.

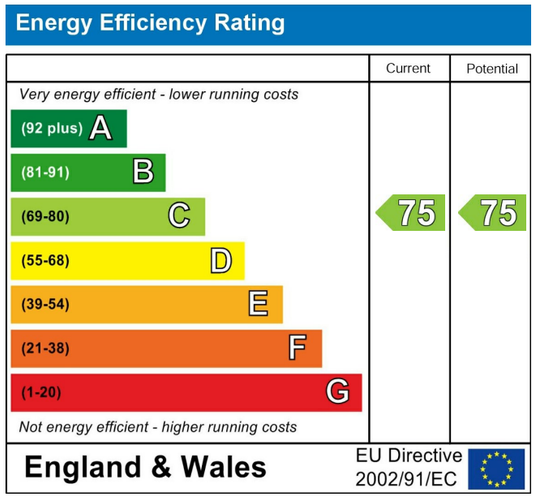
22 Heron Place, Nurseries Road, Kidlington, Oxfordshire
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







22 Heron Place

Nurseries Road, Kidlington, OX5 1FU

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 Heron Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £295,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- House Manager
- Lift To All Floors
- Residents' lounge
- Guest suite
- Mobility scooter charging point
- 24-Hour emergency call system in communal areas
- Security entry system
- Laundry room
- Fire detection equipment
- To arrange an appointment to view telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

22 Heron Place, Kidlington

1 | 1 | Asking price £295,000

Heron Place
Heron Place in Kidlington is a McCarthy and Stone development which has 17 one and 14 two-bedroom Retirement Living apartments designed for the over 60's.

The development is situated in a very quiet, traffic free location within a few minutes walk to the village shops, supermarket, banks, doctor's surgery, dental surgery, pharmacy, churches, weekend market, pubs, bowls club, cricket club and bus stops.

There are regular buses to Oxford town centre. There are also bus routes to Woodstock, Blenheim Palace and Banbury. Local roads give access to the M40 and M4 motorways which can connect you to areas such as the midlands, south Wales and the south west. The A34 will take you to the south coast within an hour and a half. The Cotswolds is within a 1 hour drive. Oxford Parkway train station is next to Kidlington and has a fast rail connection(1 hour) to London. The famous retail outlet, Bicester Village, is 10 minutes away via train from the station. There is also a coach station in Oxford town centre.

Heron Place has been designed and constructed for modern living. The apartments have Sky+ connection points in living rooms, walk in wardrobes in all master bedrooms, underfloor heating, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system and mains connected smoke detectors. The homeowners' lounge is a great space for social events and, for added convenience, there is a Guest Suite which visitors can book into for a small fee per night - subject to availability. The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Entrance Hall
Solid wood front door with spy hole and letter box leads to good size entrance hall with wall mounted door entry system. Door off to large walk in storage cupboard. All other doors to living room, bedroom, and shower room.

Living Room
A spacious living room with opening doors leading out to a balcony overlooking the communal grounds. There is ample room for dining room furniture. Two ceiling light fittings. A range of power sockets. Telephone and TV points.

Kitchen
A modern fitted kitchen with fully integrated appliances comprising; fridge/freezer, electric cooker; microwave, ceramic four ringed hob and extractor fan above. There are a range of base and eye level units fitted with under pelmet lighting. Tiled flooring.

Master Bedroom
A large double bedroom with a double glazed window overlooking the communal grounds. A range of power sockets. Telephone and TV points. Large walk in wardrobe with plenty of hanging and storage space.

Shower room
A part tiled suite comprising; open access shower cubicle with glass screen, wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord. Tiled flooring

Service Charge (RL)
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,831.89 per annum (up to financial year end 30/09/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Car Park
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Length
999 years from 1st Jan 2016

Ground Rent
Ground rent: £425 per annum
Ground rent review: 1st Jan 2031

Additional Information & Services
• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













