



Cherwell Court Banbury Road, Kidlington, OX5 2BG
£140,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this purpose-built McCarthy & Stone retirement development for the over 60's is this ground floor 1 bedroom apartment enjoying step free access with patio door access from the car park area. The apartment is very well presented and comprises: entrance hall with large storage/airing cupboard, good size living room with patio door to patio area, modern kitchen, shower room with seat. The property is complimented by electric heating and double glazing. Outside there are pleasant communal grounds and residents parking.

Additional information to note:

- Probate sale (not yet granted)
- Electric, drainage, water connected (water included in service charge)
- Step free access
- Residential Development Manager
- Guest suite available to rent (charges apply)
- Communal laundry room and residents lounge.
- Lease: 125 years from 1st July 2004
- Ground Rent: £385 pa Service Charge £4036 pa
- OFCOM checker indicates standard to ultrafast Broadband is available
- OFCOM checker indicates there is mobile voice and data with all networks outside with variable in-home with O2 and Vodafone.



Council Tax Band: B

EPC Rating: D



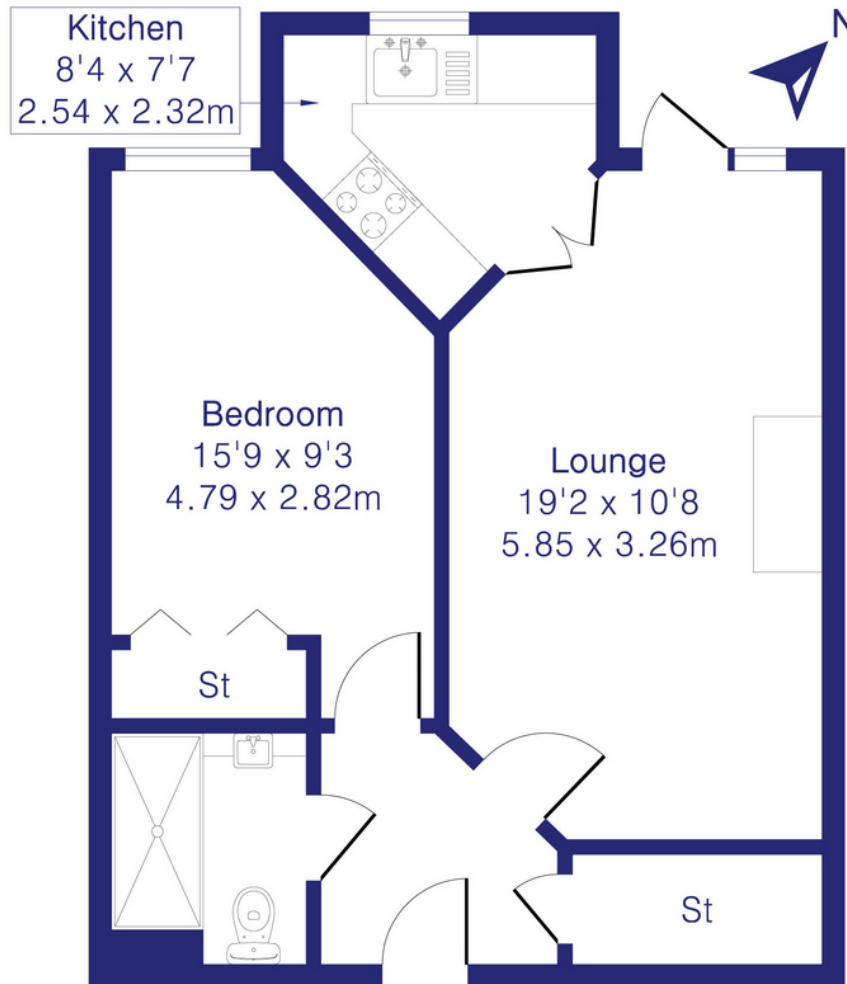
Key Features

- Retirement Apartment
- For the Over 60's
- Ground Floor
- Double Bedroom
- Modern Kitchen
- Modern Shower Room
- Electric Heating
- Patio Area
- Access to High Street
- 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 499 sq ft - 46 sq m



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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