



33 Homewell House, Kidlington, OX5 2XT

£75,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

OVER 60'S RETIREMENT PROPERTY: A 1 bedroom retirement apartment presented in good decorative condition forming part of this McCarthy and Stone development. The property is situated on the 2nd floor but there is lift access to all floors. The development is located in one of Kidlington's most sought after roads with access to the village High Street and open countryside. The apartment comprises entrance hall, lounge, modern fitted kitchen, double bedroom with built in wardrobe and modern shower room. Within the development there are 2 lounges with regular events and functions, a house manager, communal laundry room, guests suite (charges apply), well tended communal gardens and communal residents parking.

Additional information to note

- Mains electric, water and drainage are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates there would be likely voice coverage with O2 and Vodafone and limited voice and data with EE and EE indoors, with likely voice and data with all networks outside.
- Planning permission exists to the rear of the property for 6 new properties under planning permission 21/00355/OUT. There is also a potential development for 300 dwellings and associated facilities to the field north west of the development.
- Lease until 2172, therefore 148 years still remain.
- Ground Rent: £245.87 per 6 months.
- Service Charge: £4,067.24 per year.

Council Tax Band: B

EPC Rating: B

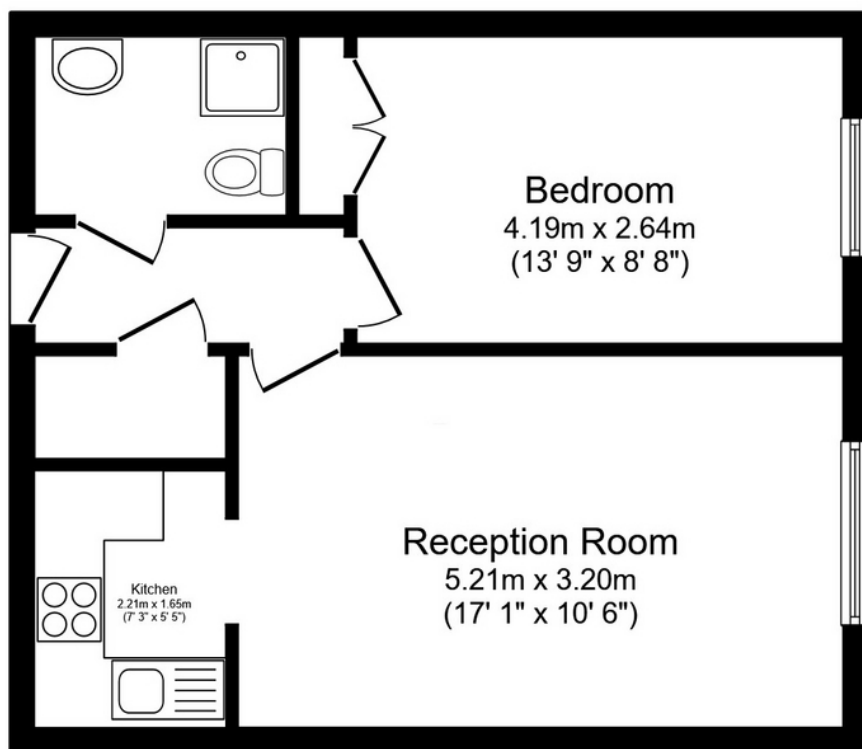


Key Features

- Retirement Apartment
- 2nd Floor
- Lift Access
- Double Bedroom
- Modern Kitchen
- Modern Shower Room
- House Manager
- 148 Year Long Lease
- No Chain
- Viewing Recommended

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.



Floor Plan

Floor area 41.3 m² (445 sq.ft.)

TOTAL: 41.3 m² (445 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

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

**THOMAS
MERRIFIELD**
SALES LETTINGS