



25 Moorside Place The Moors, Kidlington, OX5 2UZ
£200,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A light filled first floor 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 first 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: £552.14 per month
- Monthly Core Care System Charge: £108.33 per month
- Monthly Tailored Care Charge (includes 4 hours care per week): £470.77.
- No ground rent

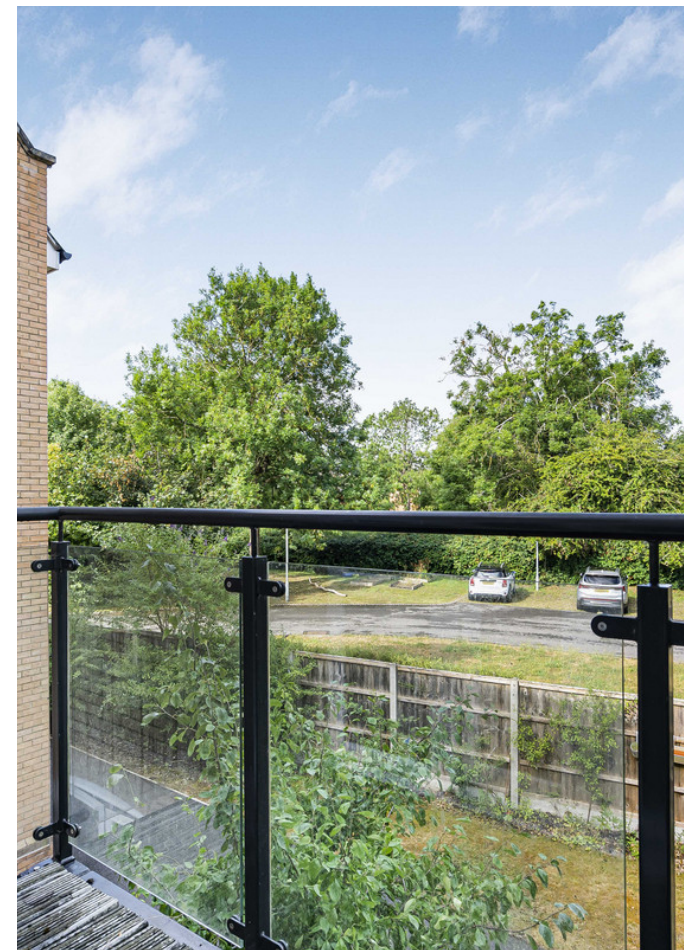


Key Features

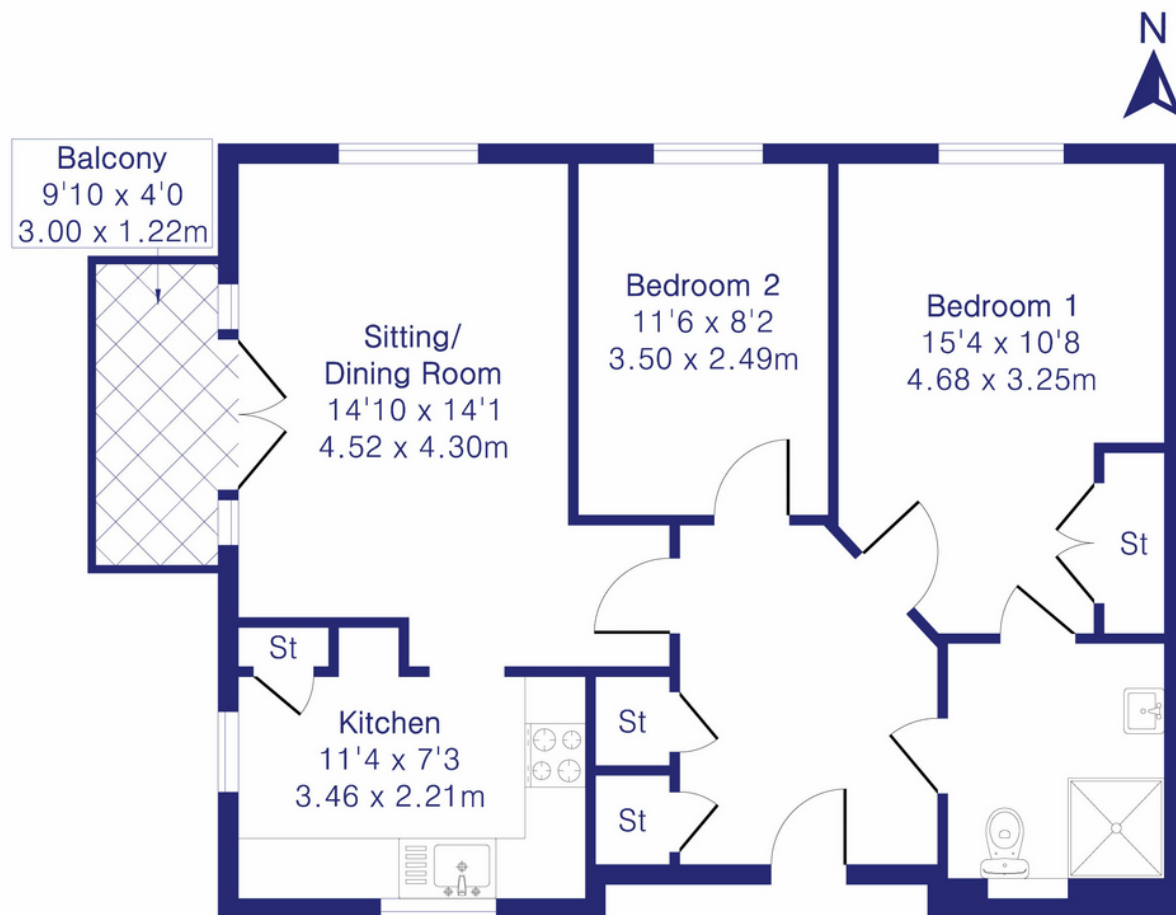
- First Floor Extra Care Retirement Flat
- 2 Double Bedrooms
- Good Size Modern Kitchen
- Easy Access Wet Room
- Lounge with Balcony
- Gas Heating to Radiators
- No Chain
- Maximum 75% Ownership
- No Chain
- Council Tax Band: C. EPC Rating: C

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 714 sq ft - 66 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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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

