

3 HERTFORD COURT

KIDLINGTON OX5 2JZ

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Enjoying a prime cul-de-sac position within walking distance of shops, schools and recreational amenities. Kidlington offers good road, bus and a rail link to London/Marylebone. Presented in good order throughout this first floor apartment has a light and airy living area with space for dining and a modern kitchen fitted with a good range of gloss white units and integrated appliances. The two double bedrooms are well served by the three piece suite with shower over the bath. A garage in block with additional parking space are further attributes. An appointment to view is recommended to fully appreciate the space and location of this apartment which is being sold with no onward chain.



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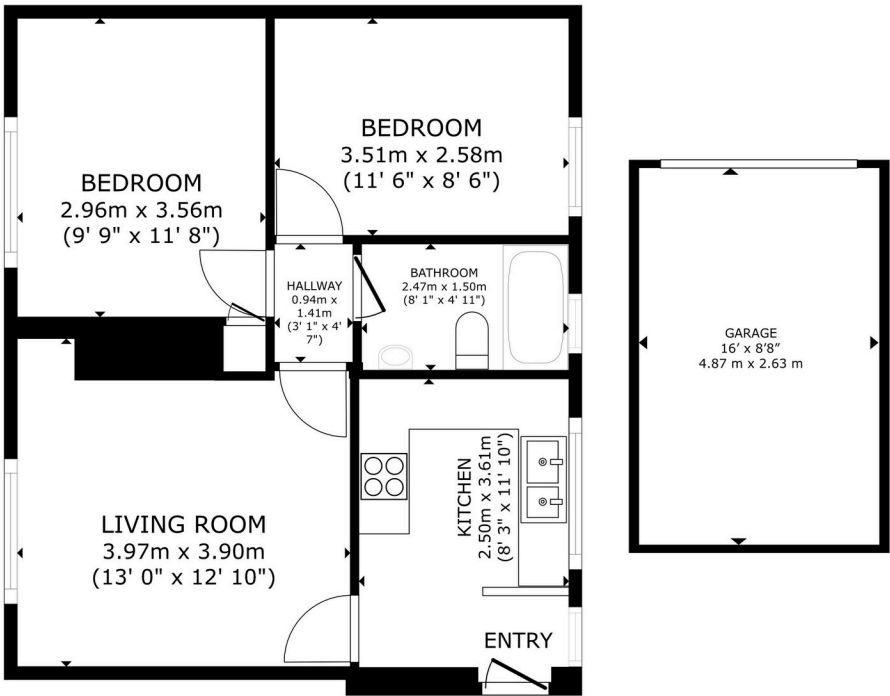
Communal

GUIDE PRICE

£240,000







FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 51.1 m² (550 sq.ft.)
TOTAL : 51.1 m² (550 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band B - £1,965.97

Parking:
Off-street parking & Garage

Local Authority:
Cherwell District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

“LOCATION COMMENT

Kidlington is one of the largest villages in England, lying 4 miles north of Oxford with an attractive older centre around the parish church. There are a range of shopping parades and a Sainsbury's superstore on the outskirts. There is schooling for all ages, youth and community centres, library and a sports complex with swimming pool and squash courts. There is a bus service to Oxford and the local market town of Bicester. Oxford Parkway rail station has mainline services to both London Marylebone and Paddington stations. The M40 (J.9) is approx 6 miles, giving access to London and the Midlands.



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