



£70,000

THOMAS  
MERRIFIELD

SALES LETTINGS

**17 Homewell House The Moors Kidlington Oxon OX5 2XT**

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A first floor 1 bedroom retirement apartment situated in an attractive building built by McCarthy and Stone. The development is situated on one of the most sought-after roads in the village and provides access to St Marys Church, High Street and bus services to Oxford and Oxford Parkway. This reasonably priced apartment offers lifts to all floors, communal hallway, private entrance hall, lounge/diner, kitchen, double bedroom and bathroom. The development offers residents lounges, laundry room, visitors' apartment to rent at a reasonable rate, communal gardens and parking facilities.

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 new Oxford Parkway railway station (1.5 miles) provides easy access to London. 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. For more information on Kidlington and local facilities/businesses please visit Kidlington Voice website [www.kvoice.co.uk](http://www.kvoice.co.uk).

**Local Authority:** Cherwell District Council Tax Band: B



Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Proceed through four main sets of traffic lights onto the Banbury Road. Take the first right into Benmead Road, follow the road to the T-junction, turn right and Homewell House is immediately on the left-hand side.







- Retirement Development
- For the over 60's
- First floor apartment
- Double Bedroom
- Emergency pull cords
- House Warden
- Security entry system
- Communal Gardens
- Communal Lounges
- Sought-after location
- No Chain
- Viewing recommended



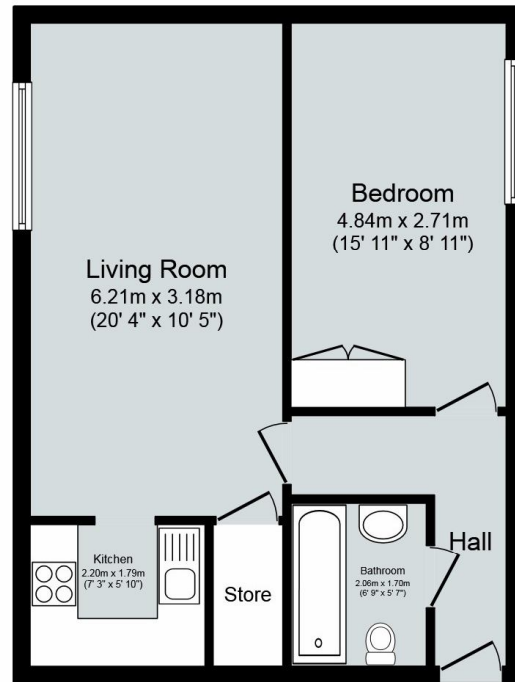
Communal Lounge

Lease: 125 years

Remaining Lease: 89 years

Ground Rent: £1807.07 x 2

Service Charge £245.87



**Floor Plan**

Total floor area 48.5 sq.m. (522 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Contact:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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