



£350,000

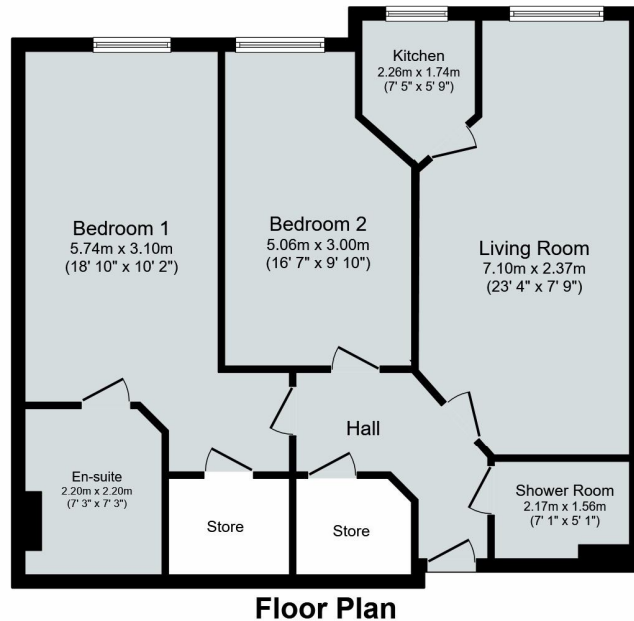
THOMAS
MERRIFIELD

SALES LETTINGS

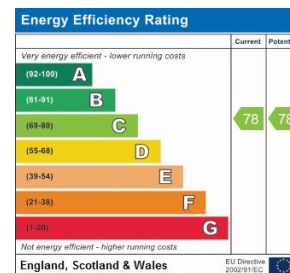
13 Heron Place Nurseries Road Kidlington Oxon OX5 1FU



Forming part of this McCarthy & Stone retirement development for over 60's enjoying independent living is this generous 2 bedroom, 2 bathroom first floor apartment situated in a quiet tucked away location close to the village centre. This stunning development enjoys a House Manager, residents' lounge, guest suite, available for small charge, stunning landscaped communal grounds, lifts to all floors and laundry room.



Total floor area 82.8 sq.m. (891 sq.ft.) approx



- Stunning Retirement Apartment
- First Floor
- 2 double Bedrooms
- En-suite and guest shower room
- Lifts to all floors
- House Manager
- Residents' Lounge
- Guest Suite
- 24 hour emergency call
- Close to village centre
- Popular development
- Stunning communal grounds
- Communal Parking
- Remainder of 999 year lease
- Mobility scooter charging point
- No Chain
- Council Tax Band C

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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Contact:

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH
Tel: +44 (0)1865 379880
E-mail: kidlington@thomasmerrifield.co.uk