

£185,000

Kimber Close, Oxford



A one bedroom ground floor flat in the popular Kimber Close development on Ladder Hill near the edge of Wheatley. The property has an entrance hall, lounge/dining room, kitchen, one bedroom and bathroom with Economy 7 heating. It has one off-street parking space, plus a private patio area and the use of communal grounds. Early viewing is highly recommended. Offered with vacant possession and no onward chain.

Entrance Hall

Doors to living room, kitchen, bedroom and bathroom.

Lounge/Dining Room

12'5" x 11'5"

Patio door to patio area and communal garden, electric heater.

Kitchen

8'7" x 6'0"

Fitted with range of wall and base units with inset sink unit and drainer, built-in electric hob with extractor hood and oven.

Bedroom

13'8" x 9'8"

Electric heater.

Bathroom

Bath with electric shower over, hand basin and W.C.

Leasehold (HWY)

Leaders have been advised that the following charges apply

Lease length: 975 years remaining

Ground rent: included in Service Charge

Service Charge: currently £700 p.a. payable in two six-monthly instalments.

Disclaimer (HWY)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor.

However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Headington



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