



McCarthy & Stone  
RESALES



13 Heron Place, Nurseries Road, Kidlington, OX5 1FU  
Asking price £375,000 Leasehold

For further details  
please call 0345 556 4104

# 13 Heron Place, Nurseries Road, Kidlington, OX5 1FU

SPACIOUS RETIREMENT APARTMENT ~Stunning two bed first floor retirement apartment built & managed by McCarthy Stone~

## Entrance Hall

Solid wood front door with spy hole and letter box leads to good size entrance hall with wall mounted door entry system. Door off to large walk in storage cupboard. All other doors to living room, bedroom, and shower room.

## Living Room

A spacious living with space for dining room furniture. Double glazed windows overlooking the entrance to the development. Two ceiling light fittings. A range of power sockets. Telephone and TV points.

## Kitchen

An immaculate modern fitted kitchen with fully integrated appliances comprising; fridge/freezer, electric cooker; microwave, ceramic four ringed hob and extractor fan above. Built in washing machine. There are a range of base and eye level units fitted with under pelmet lighting. Tiled flooring. Double glazed window.

## Master Bedroom

A large double bedroom with a range of power sockets. Telephone and TV points. Large walk in wardrobe. Door leading to en-suite shower room.

## En -Suite shower room

Tiled and fitted with walk-in shower. Toilet, vanity unit with sink and mirror above. There are grab rails and non-slip flooring. Heated towel rail. Emergency pull cord.

## Second Bedroom

A spacious and bright second double bedroom. TV and phone point, ceiling lights. Double glazed window.

## Guest shower room

A part tiled suite comprising; open access shower cubicle with glass screen, wash hand basin with mirror above. Wall mounted heated towel rail. Emergency pull-cord. Tiled flooring

## Heron Place

Heron Place in Kidlington is a McCarthy and Stone development comprising 31 Retirement Living apartments designed for the over 60's.

The development is situated in a very quiet, traffic free location within a few minutes walk to the village shops, supermarket, banks, doctor's surgery, dental surgery, pharmacy, churches, weekend market, pubs, bowls club, cricket club and bus stops.

There are regular buses to Oxford town centre. There are also bus routes to Woodstock, Blenheim Palace and Banbury. Local roads give access to the M40 and M4 motorways which can connect you to areas such as the midlands, south Wales and the south west. The A34 will take you to the south coast within an hour and a half. The Cotswolds is within a 1 hour drive. Oxford Parkway train station is next to Kidlington and has a fast rail connection(1 hour) to London. The famous retail outlet, Bicester Village, is 10 minutes away via train from the station. There is also a coach station in Oxford town centre.

Heron Place has been designed and constructed for modern living. The apartments have Sky+ connection points in living rooms, walk in wardrobes in all master

bedrooms, underfloor heating, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system and mains connected smoke detectors. The homeowners' lounge is a great space for social events and, for added convenience, there is a Guest Suite which visitors can book into for a small fee (usually around £25 per night - subject to availability). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## Car Park

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Lease Length

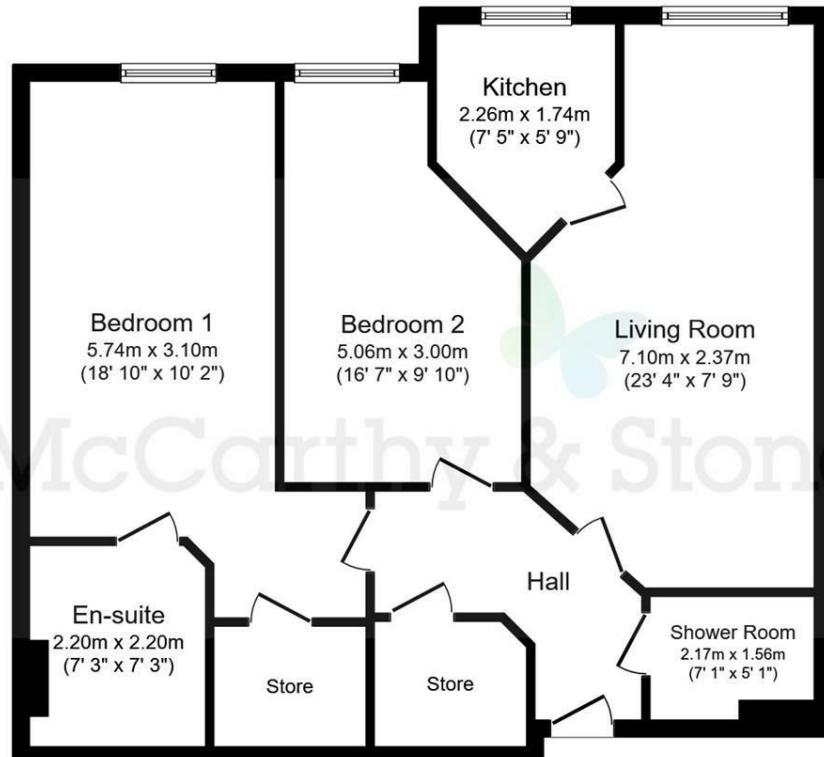
999 years from 1st Jan 2016

## Ground Rent

Annual fee - £495

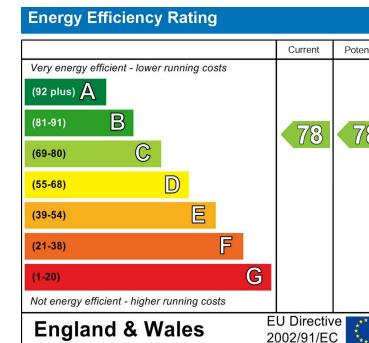






This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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