



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

62 Wilsdon Way, Kidlington, OX5 1TN





## KIDLINGTON

Centrally located, the property enjoys excellent transport connections and amenities. Oxford is c.6 miles distant and both the A34 and M40 are within easy reach. Oxford Parkway station offers swift rail links for the commuter and Oxford Airport is also within close proximity.

Kidlington is a thriving community with various shops, supermarkets and restaurants in the village, as well as several primary schools, a secondary school, library, community centre, and sports facilities. Despite its proximity to Oxford, Kidlington has managed to maintain its own unique character and charm. The village has a strong sense of community, and there are several local events and festivals throughout the year.

With its rich history, range of amenities, and strong community spirit, Kidlington is a great place to live, work, and visit.

**Studio Apartment | Kitchen | Bathroom | EPC C (tbc)**





## WILSDON WAY

This bright first floor studio apartment is located in a quiet block just a short walk from the village's many amenities.

The property features an entrance hall with fitted cupboard, a well-proportioned studio room with bay window and fold-out bed, kitchen area, shower room and useful separate storage cupboard.

Residents also have access to a communal garden and allocated parking. Excellent transport links provide easy access to central Oxford and nearby Oxford Parkway train station offers direct services to London.

This is a perfect opportunity for a first-time buyer or investor.

### SERVICES

Electric heating, mains water and mains drainage.

Cherwell District Council – Tax band A

EPC rating C (tbc)

Leasehold – 82 years remaining

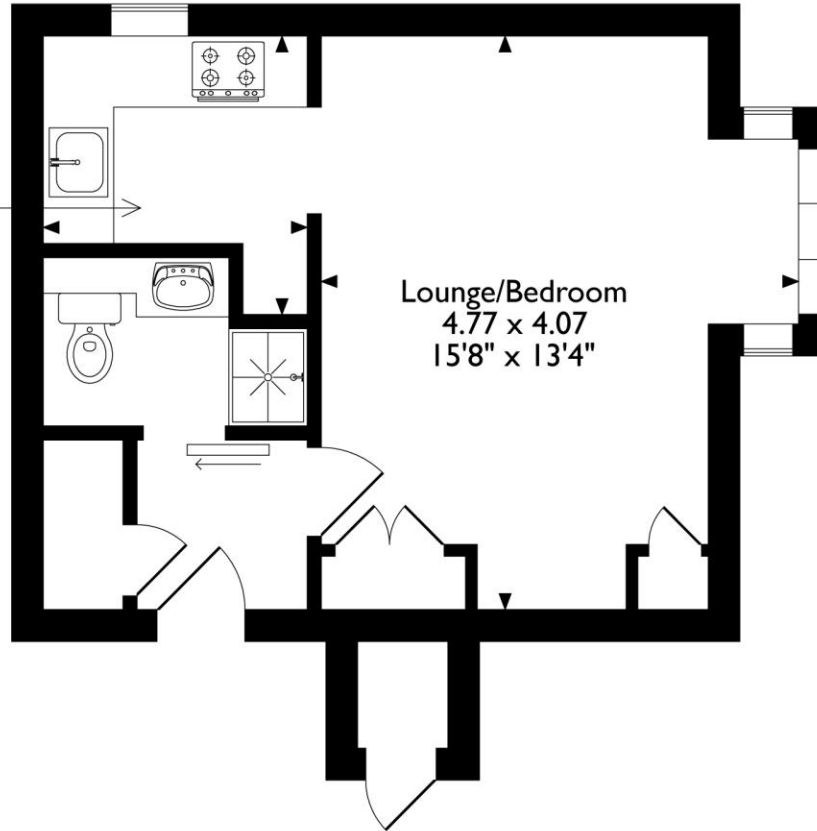
Service charge - £1,500 p/annum



62, Wilsdon Way, Kidlington, Oxfordshire  
Approximate Gross Internal Area  
Main House = 29 Sq M/312 Sq Ft  
Outbuilding = 1 Sq M/11 Sq Ft  
Total = 30 Sq M/323 Sq Ft



Kitchen  
2.36 x 2.23  
7'9" x 7'4"



Lounge/Bedroom  
4.77 x 4.07  
15'8" x 13'4"

EPC graph to follow

### First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates

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