

1 The Old Post Office Store Weston Road, Bletchingdon, OX5 3DH

Guide Price £330,000 Share of Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Situated in the popular village of Bletchingdon and enjoying views over the village green a beautifully presented two bedroom ground floor apartment.

Accommodation comprises open plan living/kitchen/dining room, study area, bathroom with separate shower cubicle and two bedrooms.

Allocated parking space.

Additional information to note:
- Mains electric and water are connected.
- 114 years remaining on the lease
- OFCOM checker confirms either standard and superfast broadband is available.
- OFCOM checker indicates coverage is good outdoor with Vodafone, variable outdoor with EE, O2 & Three.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

EPC Rating: C
Council Tax Band: C







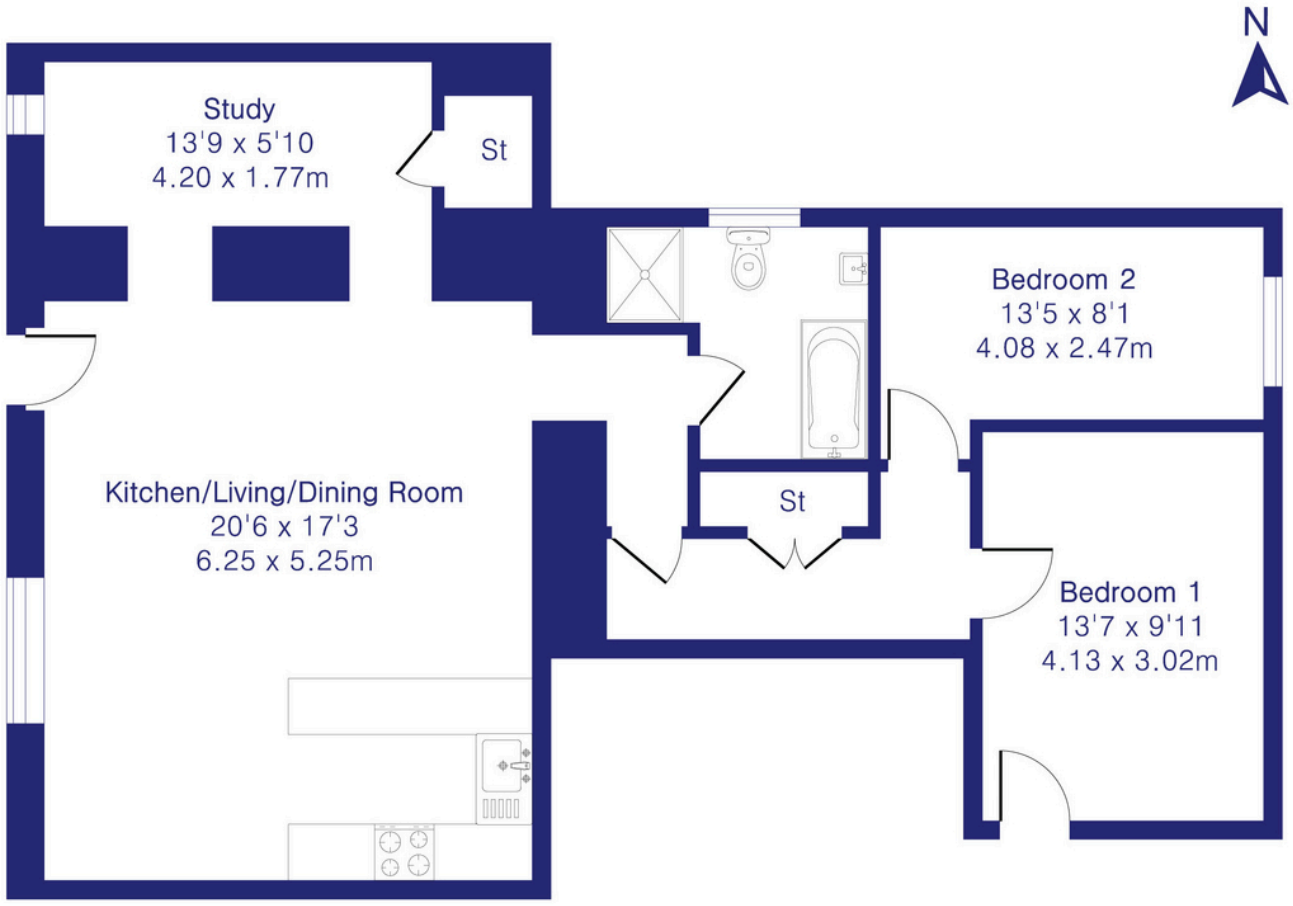
Key Features

- Village location
- 2 Bedrooms
- Open plan living
- Study area
- Bathroom
- Allocated parking
- Views over village green

The Location

Bletchingdon is a charming and sought after village situated just 9 miles to the North of the centre of the University City of Oxford. Within Bletchingdon is a New Village Hall, Parish Church and New Primary School, sports field, Sports/social club fielding both football and cricket teams. The nearby villages of Weston on the Green and Kirtlington provide village shops/Post Office facilities. Communications are excellent with Junction 9 of the M40 approximately 4 miles away, as well as access to Oxford via the A34. There is a fast train service from Bicester to London Marylebone in approximately 1 hour and Oxford Park Way Station, Kidlington to London benefits local residents even further. A regular bus service runs to Oxford and Bicester.

Approximate Gross Internal Area 929 sq ft - 86 sq m



Ground Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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