



**Lakesmere Close  
Kidlington  
Oxfordshire  
OX5**

**Offers in Excess of £189,000**

**bettermove** 

# Lakesmere Close

## Kidlington

Bettermove are proud to present this 2 bedroom flat in Kidlington, available with no forward chain, and welcoming cash buyers only.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and electric heating throughout, with off road parking via a gated, allocated parking space.

The council tax band is B.

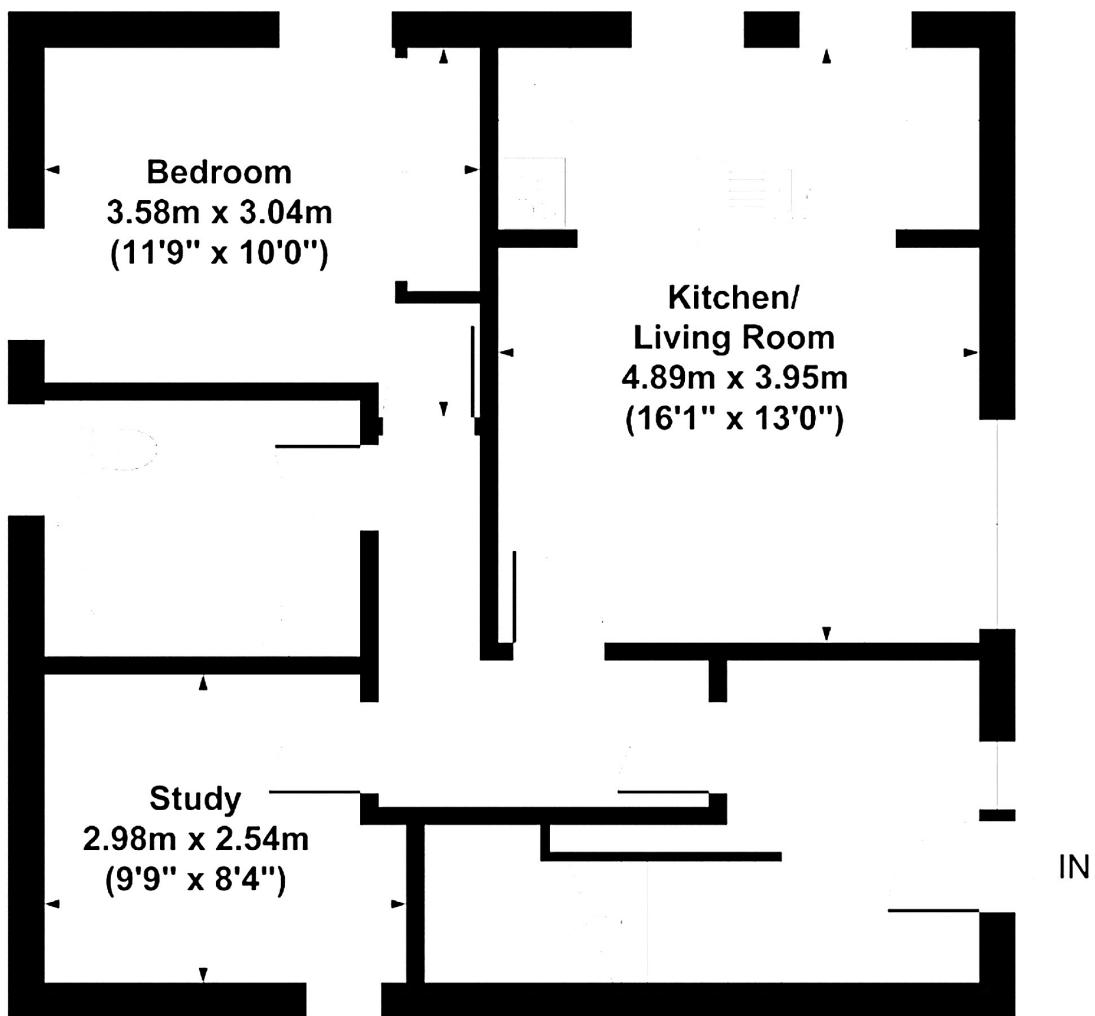
This is a leasehold property with 138 years remaining on the lease; the ground rent is £450.00 per annum, and the service charge is £2,656.00 per annum.

The interior of this beautifully presented, ground floor property has been fully refurbished throughout, and comprises a spacious, open plan living and kitchen area, two bedrooms, including one double and one single, alongside a family bathroom.

Located in the sought after village of Kidlington, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Oxford Parkway Train Station, a variety of local bus routes, with quick access to Oxford Airport, and the M40.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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