



ASHDOWN
HOUSE

Oliver
James



Ashdown House,
55 Oxford Road, Kidlington,
OX5 2BP

Luxury Apartments

Luxury Living

Less Than Five Miles From Oxford City Centre

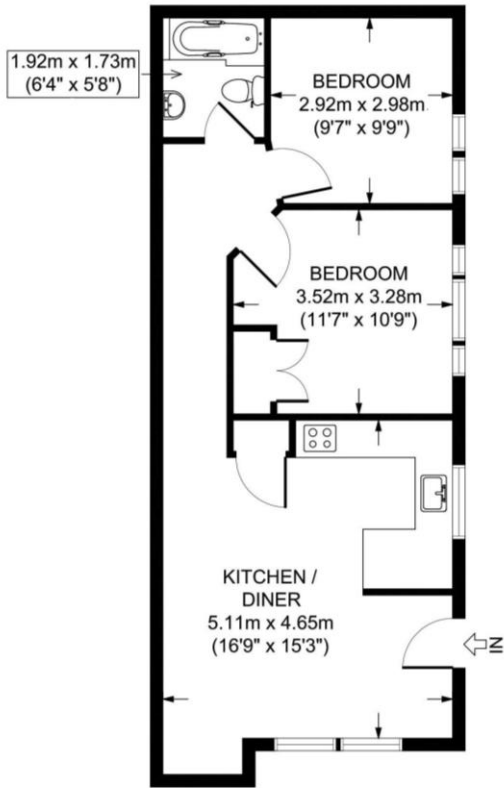
Overview

Ashdown House is a superb development of five brand new stylish contemporary apartments situated close to the centre of Kidlington with easy access to North Oxford and Oxford Parkway railway station (London, Marylebone c.1 hour).

Interiors

Finished to exacting standards, the specification from floor coverings to door handles are carefully selected to create an environment that offers the best in urban living. Each kitchen is fully equipped with integrated fridge/freezer, dishwasher and washing machine, electric oven and induction hob. Bathrooms have shower cube bathtubs with a luxury rainforest showers. Every apartment is prewired for cable and aerial television with phone points and ample power sockets with USB charging points. Built to the latest building regulations and energy efficiency standards, the apartments also benefit from a multi-award winning EcoCent hot water system and under floor heating system saving up to 75% on water heating costs (details available on request).

No.	Beds	Floor	Garden	Sq Ft (approx)	Offers Over	Projected Rental Yield (pcm)	Maintenance (pa)	Ground Rent (pa)
1	2	Ground	Communal	570	SOLD	SOLD	SOLD	SOLD
2	2	Ground	Communal	592	SOLD	SOLD	SOLD	SOLD
3	2	Ground	Private	667	£305,000	£1,150	£1,302	£250
4	2	First	Communal	656	£305,000	£1,100	£1,240	£250
5	3	First	Communal	742	£310,000	£1,250	£1,426	£250

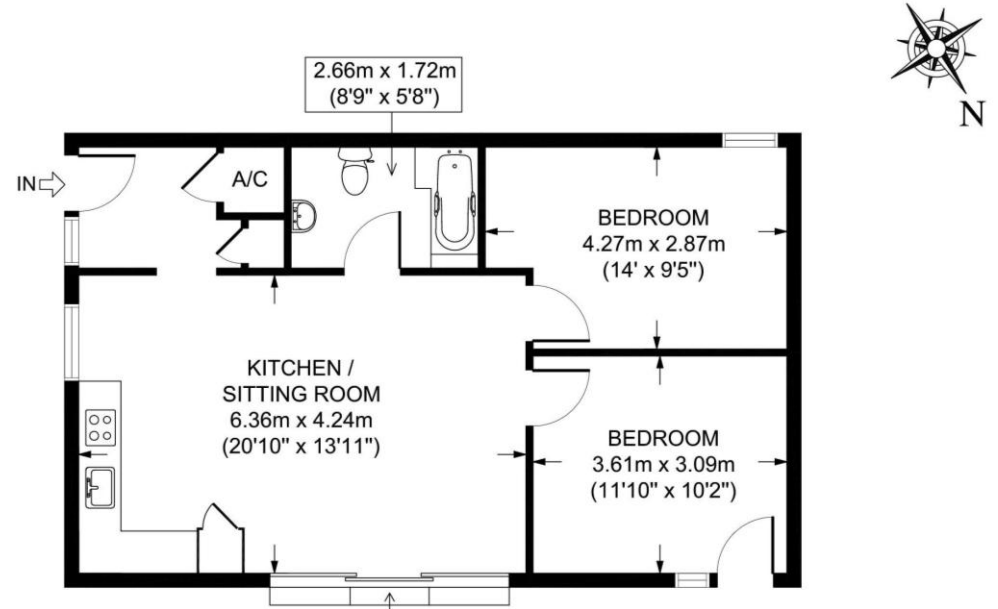


APPROX. GROSS INTERNAL FLOOR AREA 592 SQ FT / 55 SQ M
FLAT 2 55 OXFORD ROAD KIDLINGTON

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	83	83
England & Wales	EU Directive 2002/91/EC	

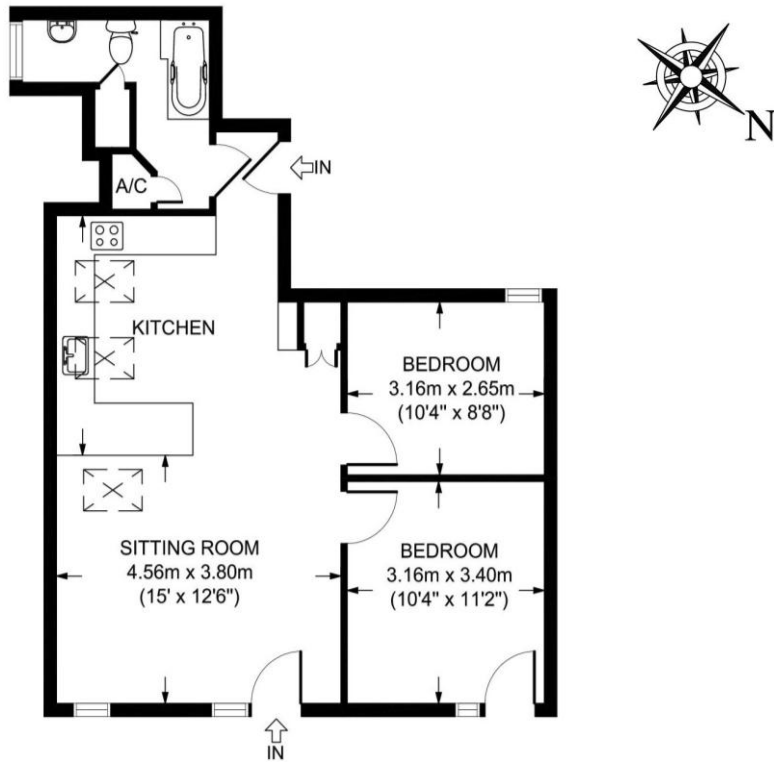


APPROX. GROSS INTERNAL FLOOR AREA 667 SQ FT / 62 SQ M
FLAT 3 55 OXFORD ROAD, KIDLINGTON

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

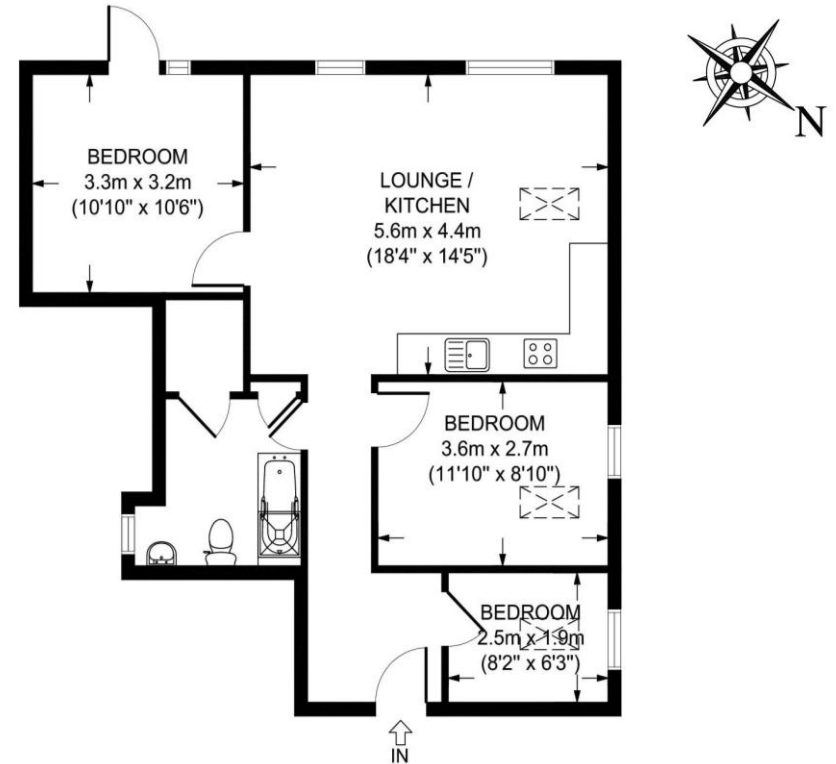
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	81
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	82	82
England & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 656 SQ FT / 61 SQ M
FLAT 4 55 OXFORD ROAD, KIDLINGTON

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



APPROX. GROSS INTERNAL FLOOR AREA 742 SQ FT / 69 SQ M
FLAT 5 55 OXFORD ROAD, KIDLINGTON

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Oliver James

For further information, please contact:

Kidlington Office

10 Oxford Road
Kidlington, OX5 1AA

E: kidlington@oliverjames.com
T: 01865 379262

Abingdon

3 Bath Street
Abingdon, Oxon OX14 3QH
T: 01235 555007

Witney

47a High Street,
Witney, Oxon OX28 6JA
T: 01993 778772

Kidlington

10 Oxford Road,
Kidlington, Oxford OX5 1AA
T: 01865 379262

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

DIRECTIONS From the offices of Oliver James turn right onto the Oxford Road, proceed through the first set of traffic lights and Ashdown House can be found on the left hand side.

LOCATION Kidlington provides excellent local amenities including a wide range of shops, banks, a library, doctors and dentists surgeries and schooling for all ages. Gosford Sports Centre has an indoor pool, a well equipped gym and squash courts. The village is particularly well placed for easy access to the centre of Oxford with a frequent 24 hour bus service. It is also well positioned for the M40, M4, A34 and A40. Oxford Parkway station provides a convenient route to London Marylebone, avoiding the Oxford city centre traffic.