



9 Ramsons Crescent, Didcot, Oxfordshire, OX11 6FQ

We are delighted to offer to the market with no onward chain this spacious and beautifully presented two-bedroom top floor apartment situated on the popular Brunel Rise Development. The property comprises of entrance hall with storage cupboards, two double bedrooms, a main bathroom, and a generous sized, dual aspect open plan kitchen/living/dining room with fully integrated appliances. The property also benefits from two allocated parking spaces, gas fired central heating and bike store.

Great Western Park development, set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station), schools, shops, sports pitches, play areas, community centre, a health facility, and a new district centre. The town of Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington, approx. 45 minutes.

Viewings are highly recommended.

Price £230,000

**THOMAS
MERRIFIELD**

SALES LETTINGS

103 Broadway, Didcot, Oxon, OX11 8AL
didcot@thomasmerrifield.co.uk
Tel: 01235 813777



Approximate Gross Internal Area = 64.2 sq m / 691 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

- Top floor two double bedroom apartment
- Open plan reception room with fitted kitchen
- Beautifully presented throughout
- Stylish Bathroom
- Two allocated parking spaces
- Bike storages
- Lease Length - 125 Years From December 2016
- Service Charge - £500 Every 6 Months
- Ground Rent - £250 Per Annum
- Gas Central Heating
- Local Authority: South Oxfordshire District Council
- Council Tax Band: B
- Tenure: Leasehold

Important Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.