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87 Elm Park
Didcot, Oxfordshire, OX11 6DS

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A spacious and well presented two bedroom, two bathroom first floor apartment situated on the popular Great Western Park development.

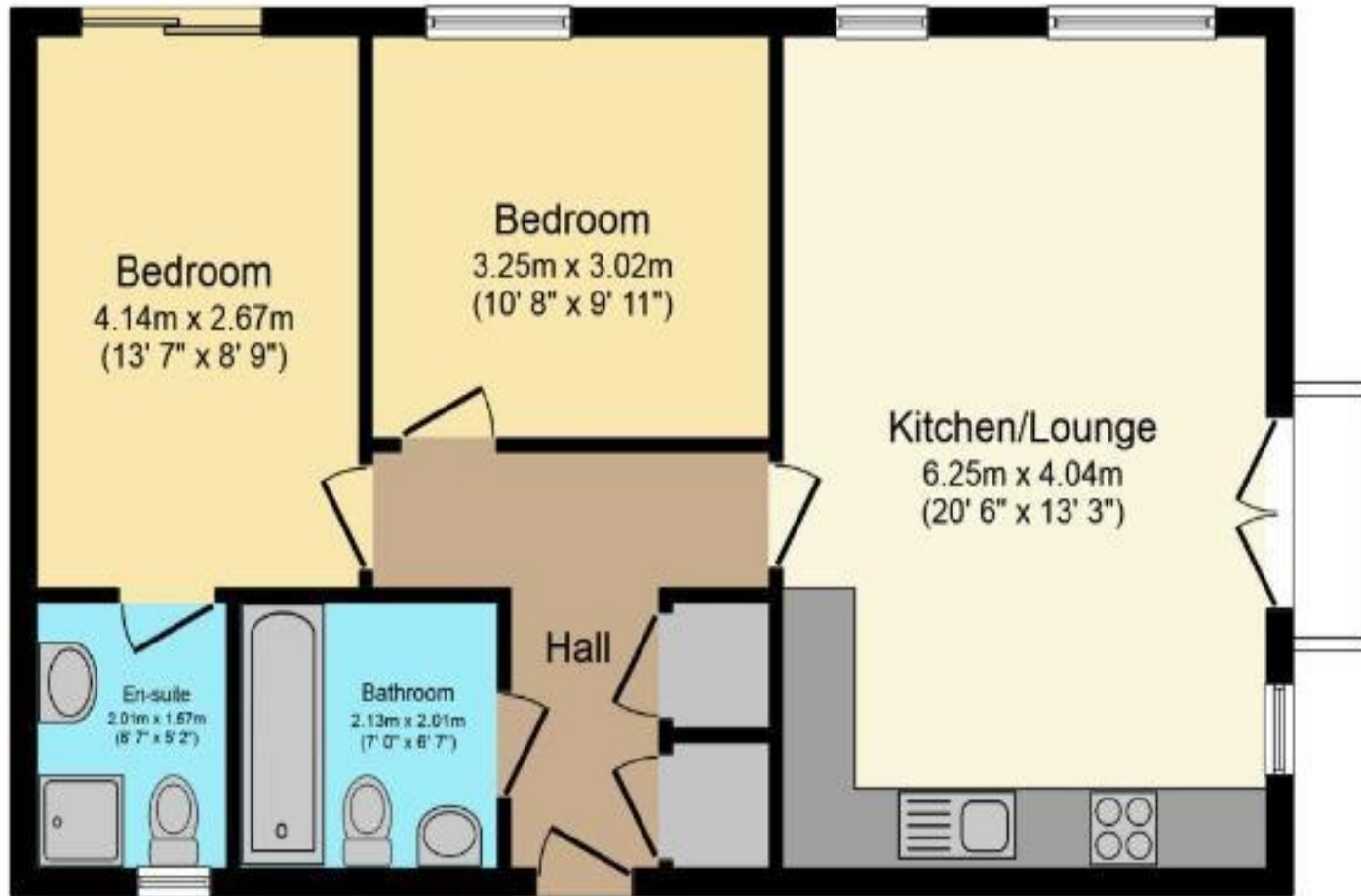
The property comprises of; entrance hallway, newly re-fitted bathroom, two bedrooms with en-suite shower room and built in wardrobes in the second bedroom. The property benefits from a generous sized open plan kitchen/living/dining room with a south facing balcony leading off the lounge area. For the size and presentation to be fully appreciated this apartment must be viewed.

The 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. 40 minutes.





- First floor apartment
- Spacious and open plan living/kitchen/dining area
- Two bedrooms
- En-suite shower room and built in wardrobes off of second bedroom
- Newly re-fitted bathroom
- Balcony
- Lease Length - 115 years remaining
- Service Charge - £2,265.95 per annum
- Ground Rent - £350 per annum and reviewed every 10 years
- 10 Year NHBC Warranty from 2015
- Local Authority: South Oxfordshire District Council
- Council Tax Band: B
- Tenure: Leasehold



Floor Plan

Total floor area 63.0 sq. m. (678 sq. ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

Thomas Merrifield and their clients give notice that:

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