



Fairacres Road, Didcot, OX11 8QQ

£185,000 Leasehold

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SALES LETTINGS





## The Property

A rarely available two bedroom cottage property part of the centrally located Marlborough Court development. 66 Fairacres is one of a crescent of just nine bungalows and cottages within Marlborough Court accommodation is arranged to facilitate the option of ground floor living if desired with a ground floor shower room and bedroom. There is a further double bedroom and bathroom on the first floor.

The property opens into communal gardens at the rear shared with the neighbouring properties and also has access to the communal facilities in the main apartment block of Marlborough Court.





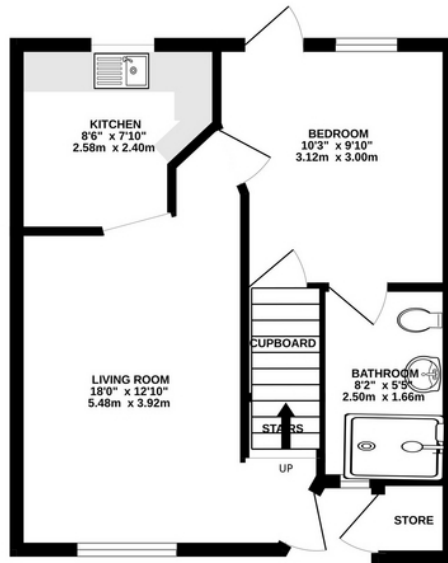


## Key Features

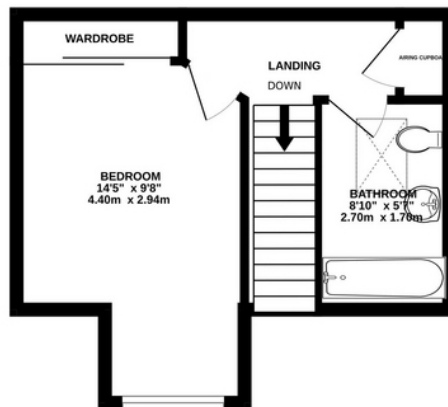
- Re-decorated and re-carpeted
- Double glazed windows
- First floor bathroom and ground floor shower room
- Electric heating
- On-site communal parking
- Communal facilities including residence lounge and laundry
- Lease length - 68 years
- Service charge - £336 pcm
- Ground rent - £129.38 every 6 months
- Mains water, electricity and drainage

## The Location

The development is reserved for those over 60 years and has an on-site manager with pull card assist system in each room. The development is conveniently located less than half a mile from town centre shops leisure facilities and medical centre.



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TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.  
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