



Elm Park, Didcot, OX11 6DS

£195,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain is this well maintained two-bedroom apartment situated in a sought after location on the Great Western Park Development.

The property benefits from two double bedrooms, UPVC double glazing, gas fired central heating and off street parking within the resident car park making this the ideal purchase for first time buyers and investors alike

### MATERIAL INFORMATION:

The property is of a brick and tile build type.

The property is connected to mains electricity, gas and drainage.

Broadband - according to Ofcom, Standard and Superfast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage according to Ofcom, there is good coverage for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)).

There is currently 116 years left remaining on the lease - Expires 2140





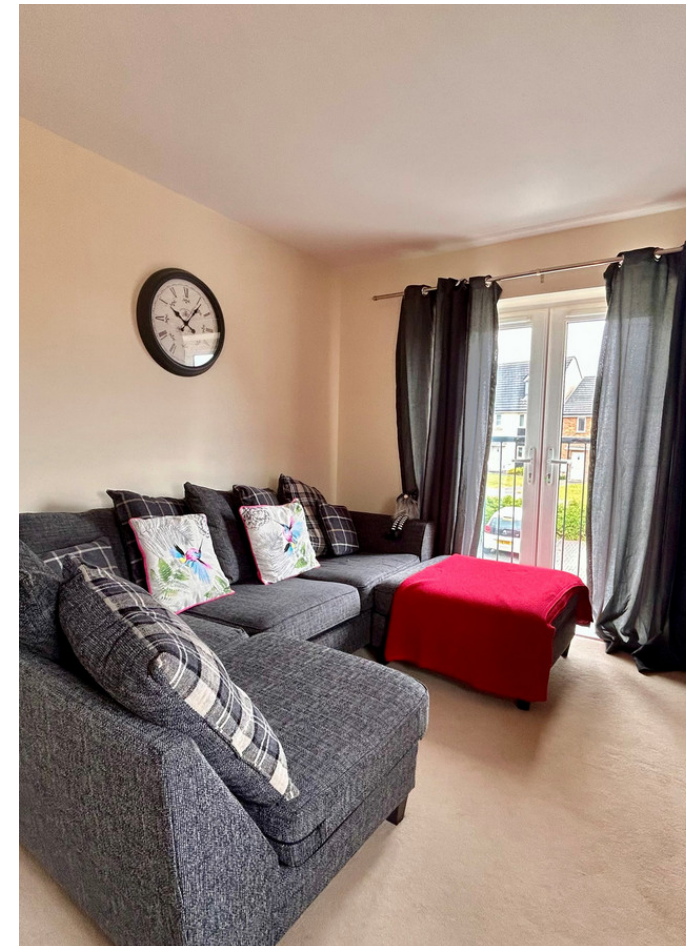


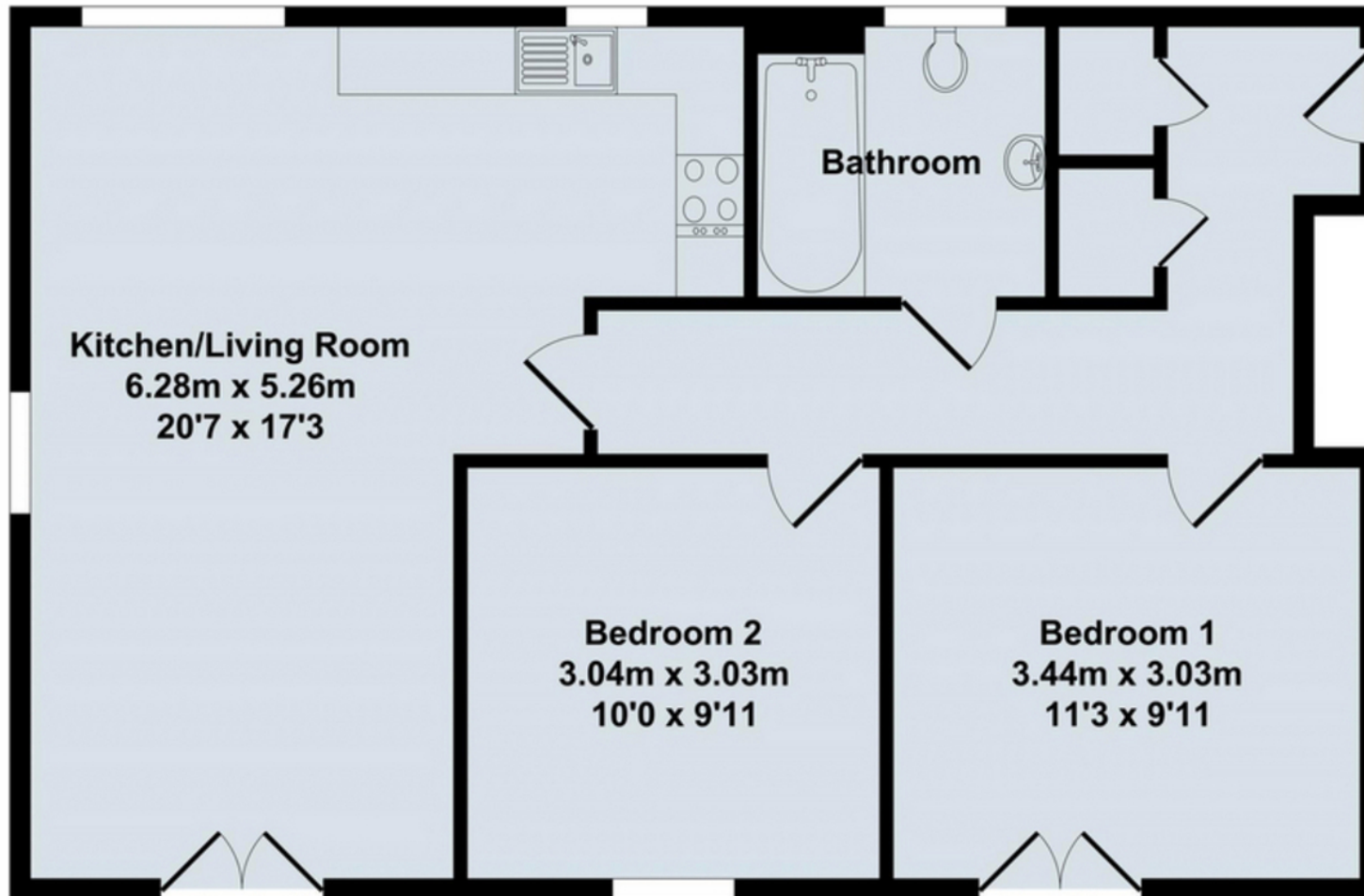
## Key Features

- First floor flat located within secure resident block
- Allocated off street parking plus visitor spaces within resident car park
- Within a short walking distance to direct bus routes to Didcot Parkway Train Station
- Two double bedrooms
- Coming to the market with no onward chain
- Open plan living

## The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. 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.





Total Approx. Floor Area 60.55 Sq.M. (652 Sq.Ft.)



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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.

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