



Hagbourne Road, Didcot, OX11 8DP

£225,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



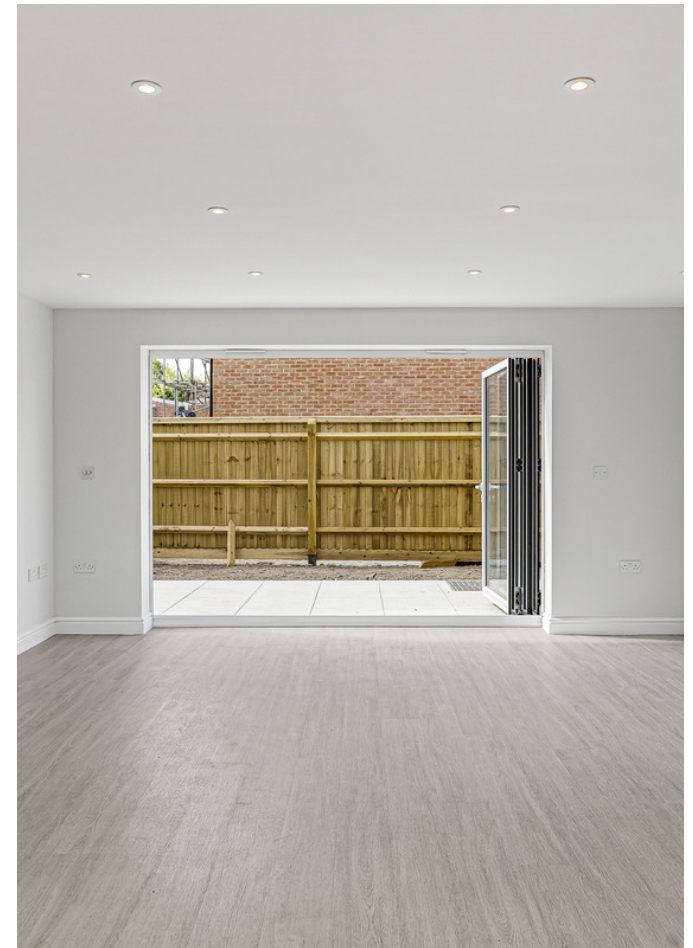
## The Property

A brand new stylish one bedroom ground floor apartment with its own private garden, 999 year lease and allocated parking located on this small development in the centre of Didcot offering excellent access to Didcot Parkway train station and the town's main amenities.

The apartment has its own private front door which leads to the accommodation comprising; impressive 24ft open plan-kitchen-diner-lounge, double bedroom, and a high specification bathroom. To the rear; there is an enclosed private garden and courtyard with one allocated parking space. Viewings are highly recommended.

Some material information to note: Leasehold – 999 years. Peppercorn ground rent. Full repairing leases; so no service charge. Gas central heating. Mains water, mains electrics, mains drains. The property has a shared driveway leading to allocated parking. As a new build home the property will have a ICW 10 year build warranty. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal highlights this as a medium risk surface water flooding postcode and unlikely for groundwater flooding. All 6 units will be required to contribute one sixth of the costs of upkeep of the shared driveway. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants are available on request from the estate agent.





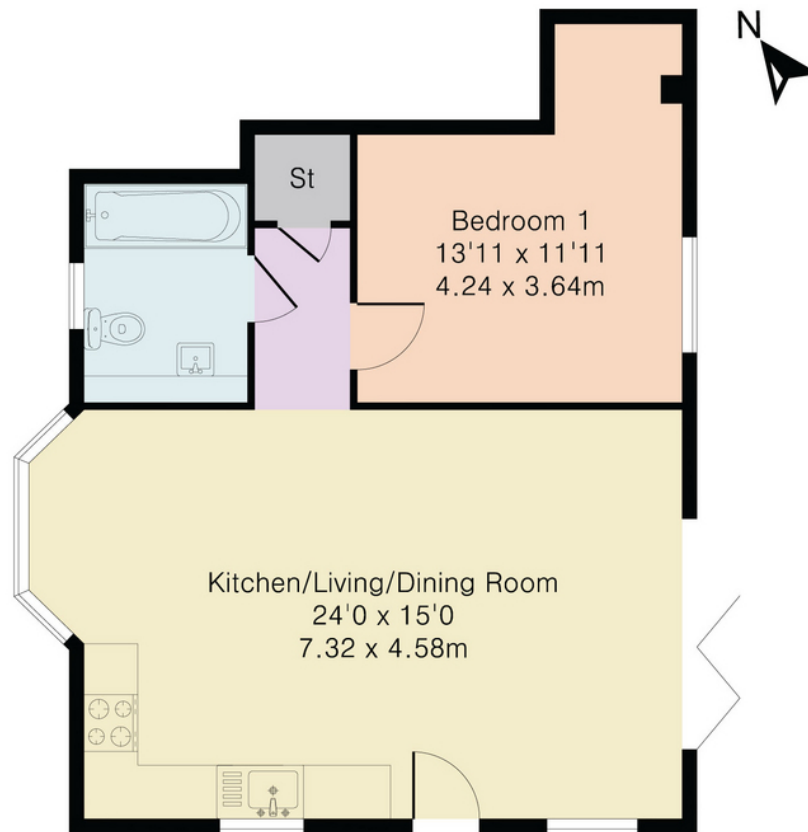
## Key Features

- Brand new one bedroom ground floor apartment
- Private enclosed garden
- Lease: 999 years
- Allocated parking space
- Stylish presentation
- Excellent access for town centre and Didcot Parkway station
- Peppercorn Ground Rent and no service charge
- Solar Panels

## The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which 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 from Didcot Parkway (approx. 40 minutes).

Approximate Gross Internal Area 574 sq ft – 53 sq m



Ground Floor

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.

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777  
E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS