



Elm Park, Didcot, OX11 6DS

£250,000 Leasehold

THOMAS
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SALES LETTINGS



The Property

This modern and stylish duplex apartment situated in a much sought after location on the newly developed Great Western Park. The first floor accommodation comprises; entrance hall with a sizeable storage cupboard a modern bathroom and stylish kitchen/reception room with patio doors leading to the south facing roof terrace.

The second floor offers a well proportioned master bedroom with newly fitted en-suite shower room plus one further bedroom and a further storage cupboard. The property also benefits from UPVC double glazing gas central heating, as well as pretty views over boundary park, making this property an ideal first time buy or investment purchase.

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). Mobile Coverage according to Ofcom, there is good coverage for EE, Three, O2 & Vodafone (checker.ofcom.org.uk).





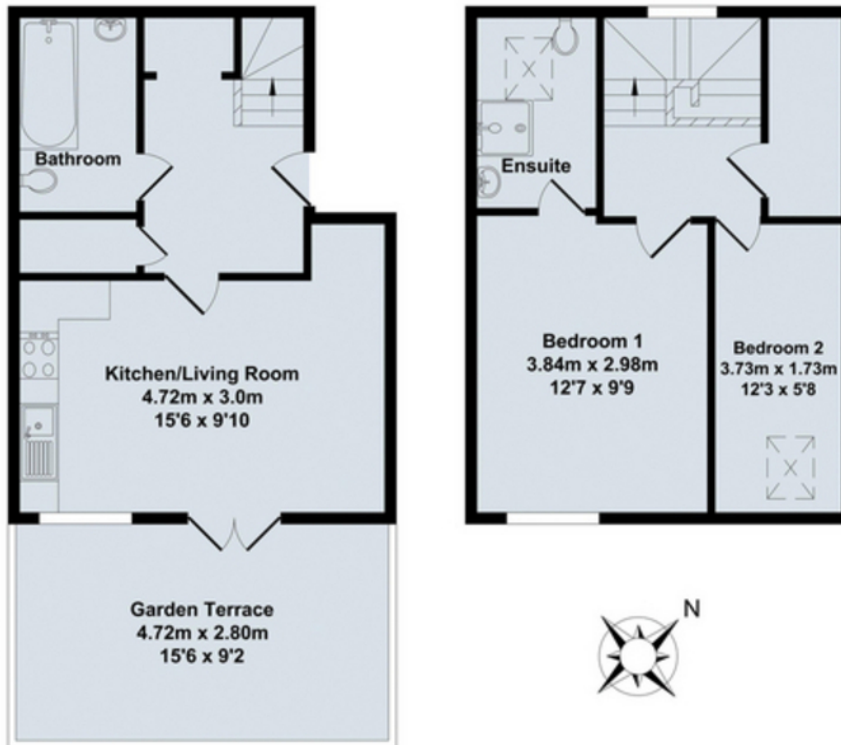
Key Features

- Duplex apartment
- Carport parking
- South facing roof terrace
- Newly fitted en suite shower room
- Desirable location
- Double bedrooms

The Location

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.





Ground Floor
Approx. Floor
Area 27.40 Sq.M.
(295 Sq.Ft.)

First Floor
Approx. Floor
Area 30.21 Sq.M.
(325 Sq.Ft.)

Total Approx. Floor Area 57.61 Sq.M. (620 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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