



Flat L Mary Kennedy House Broadway, Didcot, OX11 8AL

Offers In Excess Of £275,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An exceptional two double bedroom top floor apartment with very impressive and rarely available outside terrace; perfect for those summer months.

This apartment is one of the statement units in this stylish conversion of an old bank in central Didcot and offers 615sq ft of well-appointed accommodation with good size open plan reception space. Other benefits include gas central heating and 999 year lease.

Early viewings are highly recommended.

Some material information to note: Leasehold – 999 years. Ground rent £125 per annum. £1117.79 service charge per annum. 6 year professional consultancy certificate. Gas central heating. Mains water, mains electrics, mains drains. 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 low risk surface water flooding postcode and unlikely for groundwater flooding. Details of any restrictive covenants and local planning consents are available on request from the estate agent.





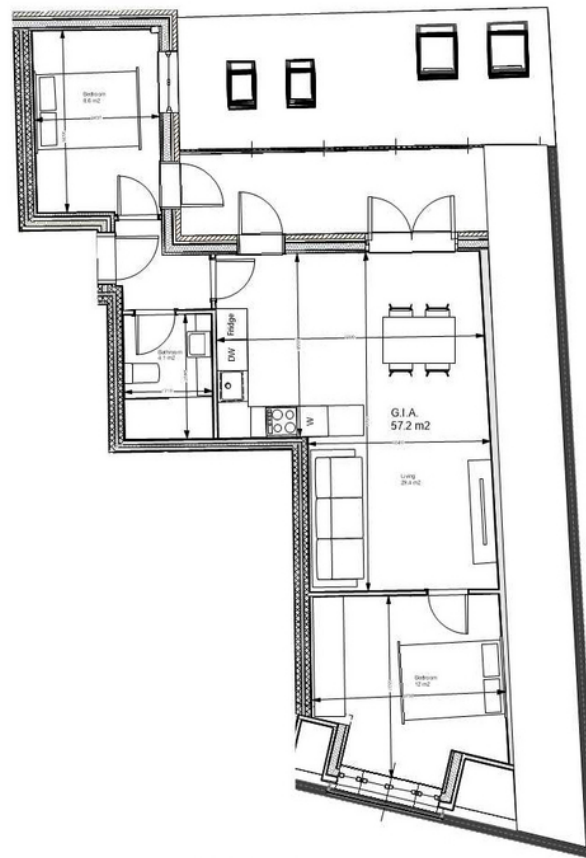
Key Features

- Two double bedroom second floor apartment with exceptional outside terrace area
- 999 Year Lease
- Good size open plan reception space
- Stylish bathroom and kitchen
- Immediate access to town centre and train station
- Gas central heating

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages, The Orchard centre shopping complex 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).





1 Flat L - Second floor
Scale 1:30

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