



8 Falcon Drive, Didcot, OX11 6HT

Offers Over £230,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A top floor, 2 bedroom and immaculately presented flat spanning nearly 750sqft of stylish & contemporary accommodation.

Accessed via a secure communal door from the main resident car park, this top floor 2 bedroom apartment offers sizeable & stylish accommodation across one floor which includes two double bedrooms, bathroom & open plan kitchen/dining living with dual aspect windows & peninsula island fitted as an additional after original purchase.

Externally there is 1 allocated parking space in the block paved car park as well 4 visitor spaces.

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.

Some material information to note:

Connected to mains gas, electric, water and drainage.

According to Ofcom ultrafast broadband is available at the property.

According to Ofcom a range of phone providers offer a good service at this property.

According to GOV.UK Flood risk, there is a low risk of flooding. Ground Rent of £225 per Annum, Service Charge of approximately £2500 per year and currently 119 year remaining on the lease. For all further information relating to the register of title, please contact the agent.





Key Features

- Integrated appliances in the kitchen
- All fitted blinds included
- Two double bedrooms
- Immaculately presented throughout
- within short walking distance to bus links to Didcot Parkway Train Station
- 119 year remaining on the lease
- Grout Rent- £225 Per Annum
- Service Charge - £208 Per Month

The Location

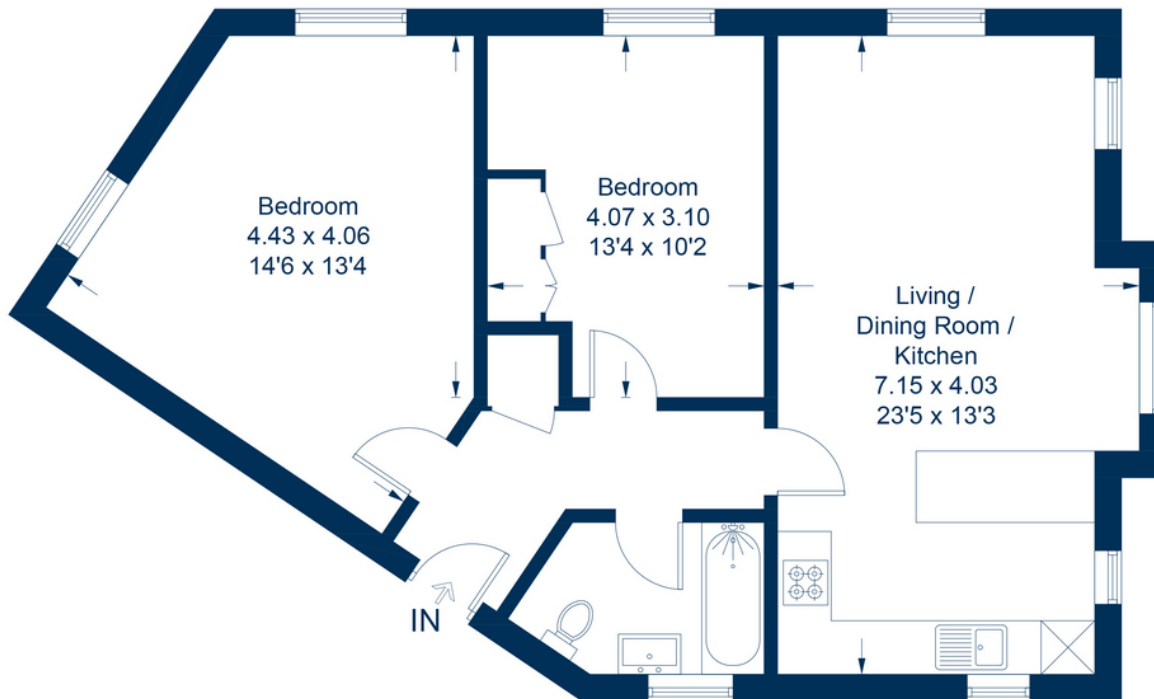
The town of Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx 40 minutes.

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.

Approximate Gross Internal Area
69.5 sq m / 748 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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