



Mary Kennedy House Broadway, Didcot, OX11 8AL
£2,400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

•INVESTMENT OPPORTUNITY•

An opportunity to purchase nine one bedroom apartments and three two bedroom apartments forming parting of this very impressive conversion of an old bank in the middle of Didcot Town Centre.

The price includes the acquisition of the freehold.

From an investment perspective the development should generate upwards of £156,000 per annum in rental income. Given the size, location and finish of the units; we would be confident in sourcing a steady flow of tenants. Units range from 413sq ft to 914sq ft and boast some impressive features.

For a full break down of prices per unit, maintenance charges, and floorplans; please contact the selling agent.

Some material information to note: Freehold available. Units are Leasehold – 999 years, ground rent - £125 per annum per unit. Service charges vary per unit dependant on size. Six year professional consultancy certificate. Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom 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

- An opportunity to acquire the freehold of this entire development including nine one bedroom apartments and three two bedroom apartments.
- Upwards of £156,000 per annum rental income
- Individual price list per unit available from the Estate Agent
- Individual floor plans available from the Estate Agent
- Individual breakdown of maintenance charges available from the Estate Agent

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).





Thomas Merrifield and their clients give notice that:

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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.

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