



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

Offers In Excess Of £230,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A fantastic opportunity to acquire this two double bedroom first floor apartment with open plan kitchen, dining lounge area and four piece bathroom. This apartment is one of the statement units in this stylish conversion of an old bank in central Didcot and offers in excess of 800sq 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. 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.



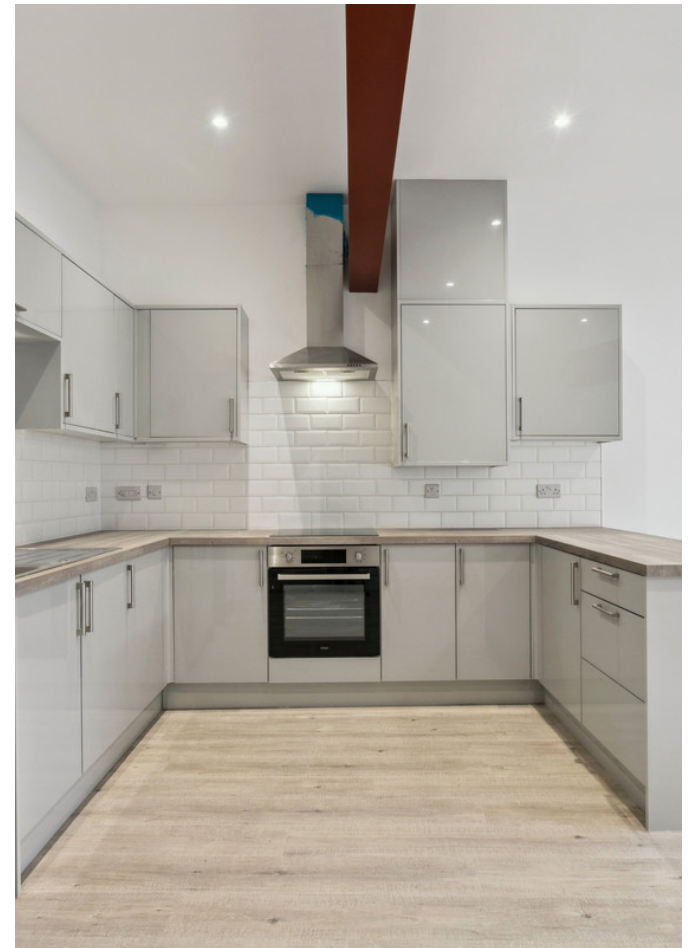


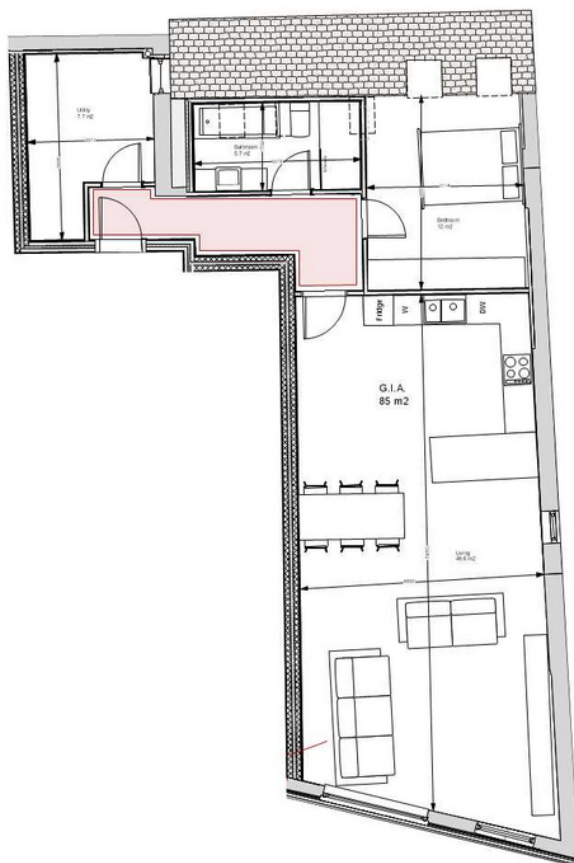
Key Features

- Two double bedroom
- 999 year lease
- Generous open plan living space
- Four piece bathroom
- Gas central heating
- Town centre location

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).





2 Flat H - First floor
Scale: 1:50

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.

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