



12 Rymans Court, Didcot, OX11 7GZ

£169,950 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented one bedroom ground floor retirement apartment within the sought after Rymans Court development quietly situated within a central location in the town.

Built by McCarthy and Stone around 20 years ago, Rymans Court offers independent retirement living with a variety of communal facilities including a community lounge with kitchen facilities, overnight visitor accommodation, and a complex manager.

For peace of mind, each apartment has an emergency pull cord system.

The development is restricted to purchasers aged 60 and over.

This particular apartment has been maintained to a high standard and has the added advantage of an upgraded electric heating system.

Some material information to note:

Connected to mains electric, water and drainage.

According to Ofcom superfast 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 £425 per Annum, Service Charge of £2,524.76 per annum and currently 106 years remaining on the lease.





Key Features

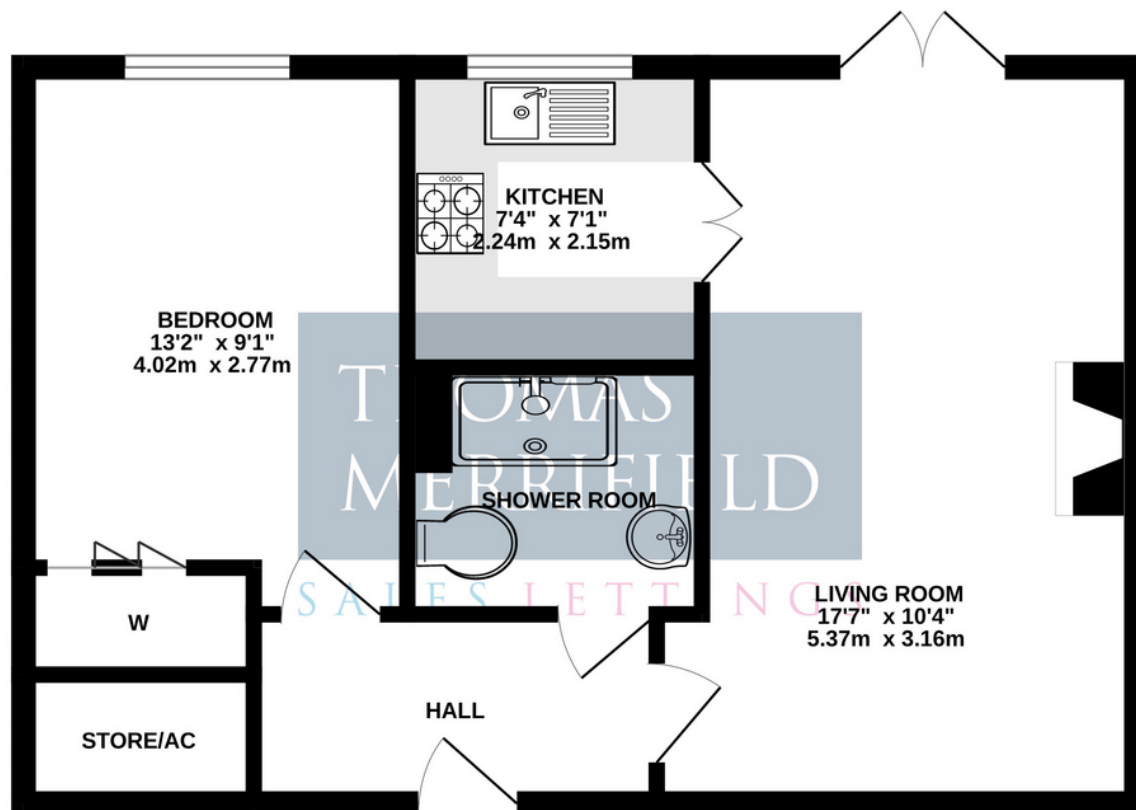
- Ground floor apartment
- Beautifully presented throughout
- Upgraded electric heating
- Extensive communal facilities
- Sunny south facing aspect
- Leasehold with 108 years remaining
- Ground Rent: £425.00 per annum
- Service Charge: 2,524.76 per annum

The Location

Didcot offers comprehensive leisure and sporting facilities with a thriving shopping complex, the Orchard Centre, Cornerstone Arts Centre and a wide variety of cafes and restaurants. The Civic Hall, library and Medical Centre are all within a few hundred metres of Rymans Court.



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 461 sq.ft. (42.8 sq.m.) approx.
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