



Flat 1 Mary Kennedy House Broadway, Didcot, OX11 8AL

Offers In Excess Of £185,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Forming part of this stylish conversion of an old bank is this bright one bedroom second floor apartment.

The apartment benefits from a 999 year lease, immediate access to the town centre and train station, open plan reception space and large double bedroom.

Early viewings are highly recommended.

Some material information to note: Leasehold – 999 years, ground rent - £125 per annum. £750.41 service charge per annum. Six 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.





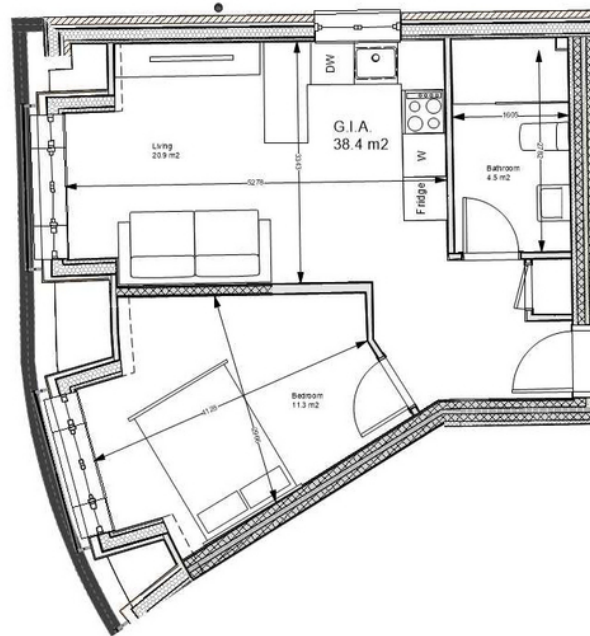
Key Features

- 999 Year Lease.
- Open plan reception space.
- Stylish bathroom and kitchen.
- Immediate access to town centre and train station.
- Gas central heating.
- Service charge £750.41 per annum.
- Ground rent £125.00 per annum.
- One bedroom second floor apartment forming part of this impressive conversion of an old bank in central Didcot.

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).





1 Flat 1 - Second 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.

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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