



123a Broadway, Didcot, OX11 8AL  
Offers In Excess Of £195,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A large large brand new one bedroom duplex apartment boasting a 999 year lease situated in the centre of Didcot offering immediate access to the town centre amenities and train station.

The property comprises accommodation of entrance hall, large bedroom, modern bathroom and stairs leading up to an impressive light and airy open plan kitchen/living/dining space.

The apartment offers 476sq ft of well-appointed accommodation with an open plan reception space and modern bathroom. Other benefits include a 999 year lease and gas central heating.

Early viewings are highly recommended.

Some material information to note: Leasehold – 999 years. Ground rent - £125 per annum. service charge tbc. Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker information awaited. 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.





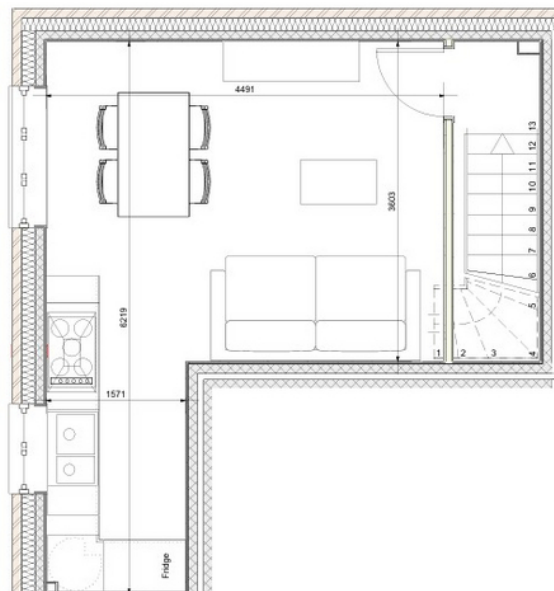
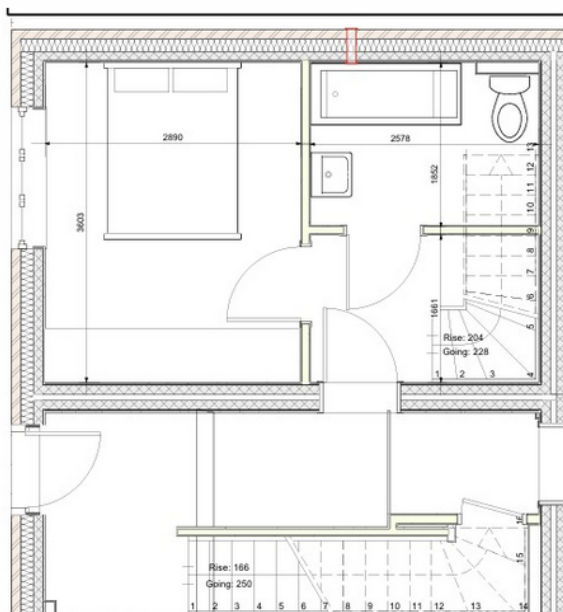


## Key Features

- one bedroom duplex apartment.
- 999 year lease.
- £125 ground rent per annum.
- Modern and stylish open plan living accommodation.
- 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).



**Flat A** G.I.A. 44.3 m<sup>2</sup>

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