



159 Marlborough Court Fairacres Road, Didcot, OX11 8QZ  
£149,950 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

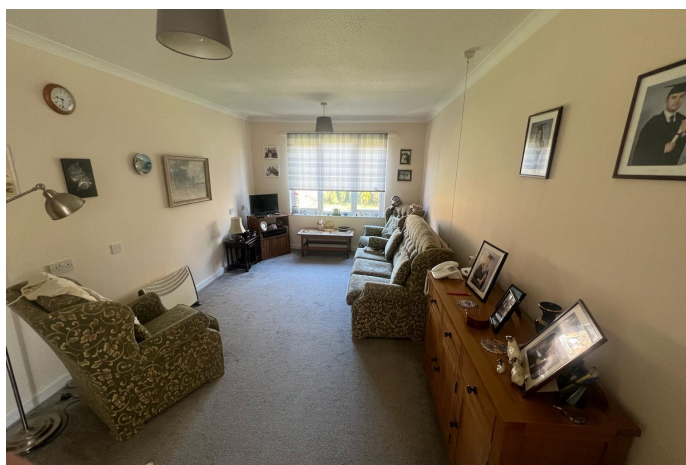
A particularly well presented one bedroom retirement property enjoying one of the best positions within the Marlborough Court apartment block featuring a stylish refitted kitchen, with integrated appliances and an updated wet room style shower.

Situated on the first floor, this particular apartment is one of a select few overlooking the gardens and has the added advantage, compared with other apartments in the development, of natural light to the kitchen.

Marlborough Court is exclusively reserved for the over 60's offering sheltered living with a pull cord assist system and on-site manager. There are a variety of communal facilities including a communal lounge, laundry and guest suite.

The development is centrally located within Didcot with footpath access to Broadway being within half a mile of town centre facilities including the Orchard Centre Health Centre and Library.

Some material information to note: Electric heating. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability with all major providers. The government portal generally highlights this as a low/unlikely area for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.







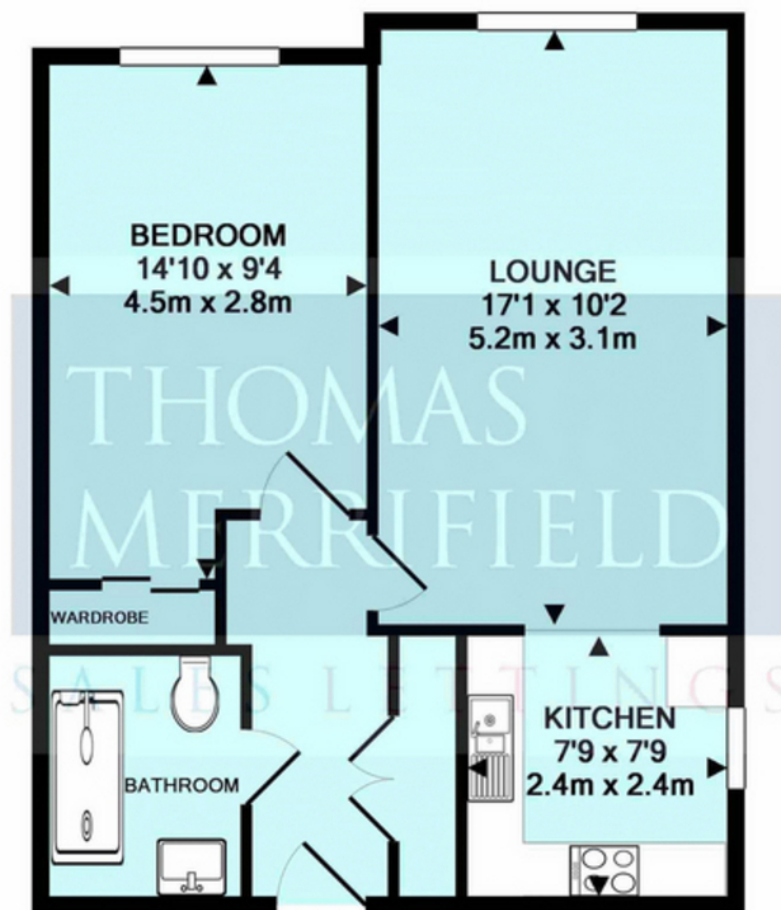
## Key Features

- Refitted kitchen with integrated appliances and natural light
- Well presented throughout
- Wet room style shower room
- Double glazed windows
- On site manager and pull cord emergency assist link
- Large well-tended communal gardens
- On site parking
- Service Charge : currently £2,781 per annum
- Ground Rent: 107.62 per annum
- Lease: 61 years remaining

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has the Orchard Centre shopping complex 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).





TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.1 SQ.M.)  
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