



123d Broadway, Didcot, OX11 8AL
Offers In Excess Of £210,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A brand new spacious one bedroom apartment situated in the centre of Didcot benefiting from a generous open plan living space and balcony.

The property comprises accommodation of entrance hall, large double bedroom with storage cupboard, modern bathroom, kitchen and a spacious light and airy open plan living dining room with bi-fold doors leading out onto a balcony area.

The apartment offers 462sq ft of well-appointed accommodation with an open plan reception space and modern kitchen and 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.



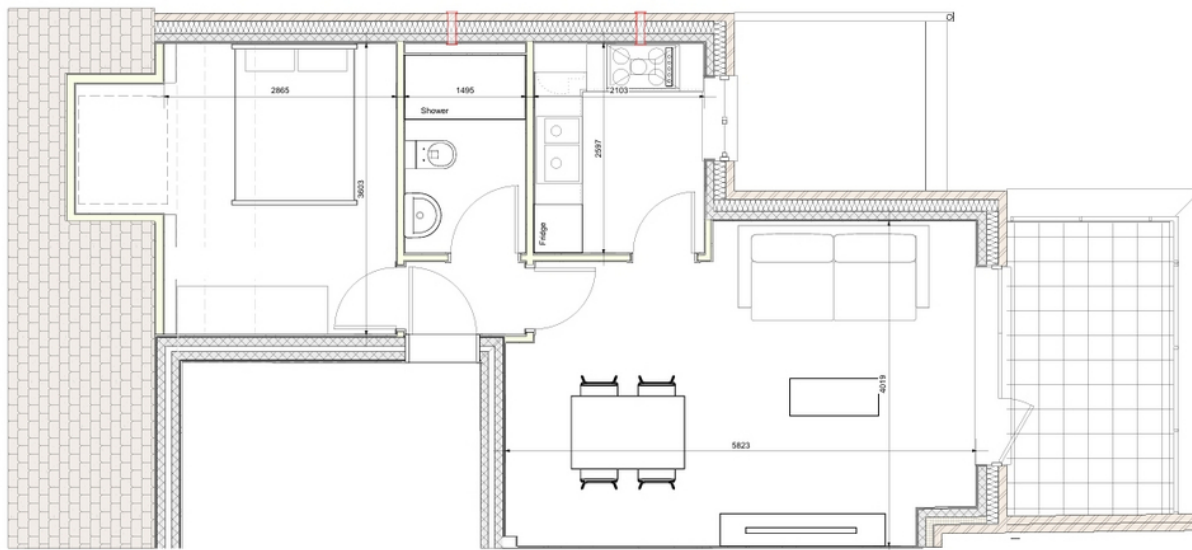


Key Features

- Second floor one bedroom apartment.
- Large bedroom with storage cupboard.
- Modern kitchen and bathroom.
- Light and airy open plan living/dining room with bi-fold doors.
- Balcony area.
- 999 Year Lease.
- Ground Rent - £125.00 per annum.
- Service Charge TBC.

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 D G.I.A. 43 m2

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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