



83 Elm Park, Didcot, OX11 6DS

Guide Price £195,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain, is this well maintained two-bedroom apartment, situated in a sought after location on the Great Western Park Development.

The property benefits from two double bedrooms, UPVC double glazing, gas central heating and communal parking, making this the ideal purchase for first time buyers and investors alike.

MATERIAL INFORMATION:

The property is of a brick and tile build type.

The property is connected to mains electricity, gas and drainage.

Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile Coverage according to Ofcom, there is good coverage for EE, Three, O2 & Vodafone (checker.ofcom.org.uk).

There is currently 115 years left remaining on the lease - Expires 2140





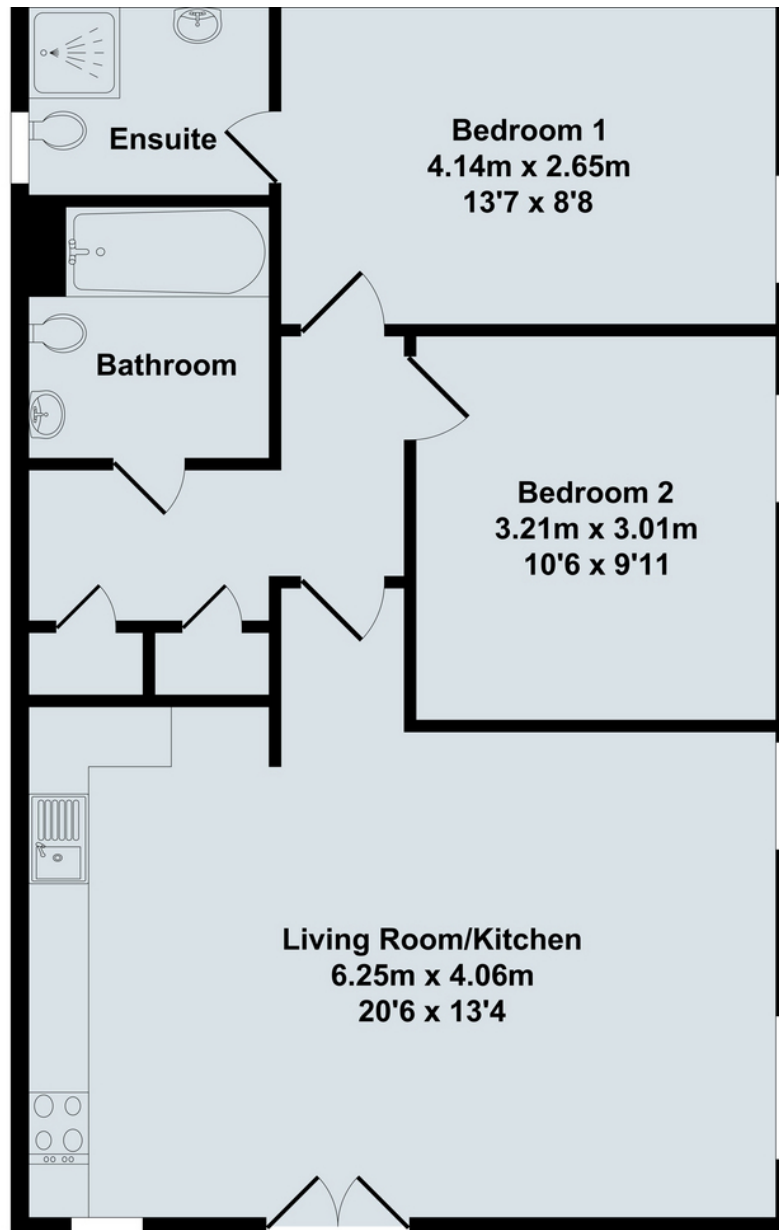
Key Features

- Sold with no onward chain
- Two double bedrooms
- En-suite to main bedroom
- Open plan kitchen / living room
- Ground floor apartment
- EPC Rating B
- Council Tax Band B

The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 approx. 40 minutes.





Total Approx. Floor Area 63.25 Sq.M. (681 Sq.Ft.)



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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.

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