



60 Franklin Gardens, Didcot, OX11 9FQ  
£275,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offering over 800sqft of accommodation is this beautifully presented two double bedroom second floor apartment situated on the impressive Willowbrook Park Development.

The apartment comprises of; entrance hall with storage cupboards, two double bedrooms, with an en-suite shower room to the principal bedroom and the second room currently being used as a large office space. Further into the apartment is a separate bathroom. Leading through to the main area, you are welcomed with a large, bright and modern open plan kitchen/dining/living space, with integrated appliances.

Some material information to note:

The property is of brick construction and is connected to mains gas, electric, water and drainage. According to Ofcom checker ultrafast and superfast broadband is available at the property. According to Ofcom checker there is a good service on a range of phone providers. According to GOV.UK Flood Risk, the property is of a low flood risk. For any further information on the register of title then please contact the agent.





## Key Features

- Two double sized bedrooms
- En-suite in the master bedroom
- Open plan kitchen / diner / living room.
- Private parking
- Immaculate condition throughout
- Lease: 121 years remaining
- Service Charge: £1,464.60 pa
- EPC Rating: B
- Council Tax Band: C

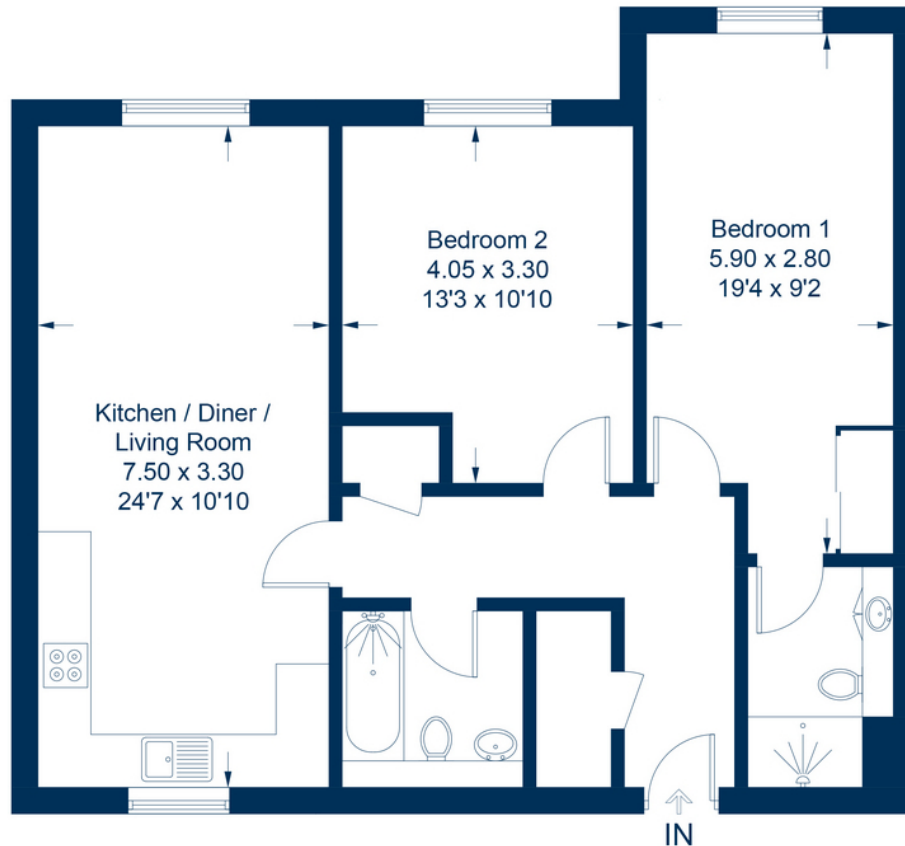
## The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. 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)





Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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