



123b Broadway, Didcot, OX11 8AL  
Offers In Excess Of £207,500 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

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

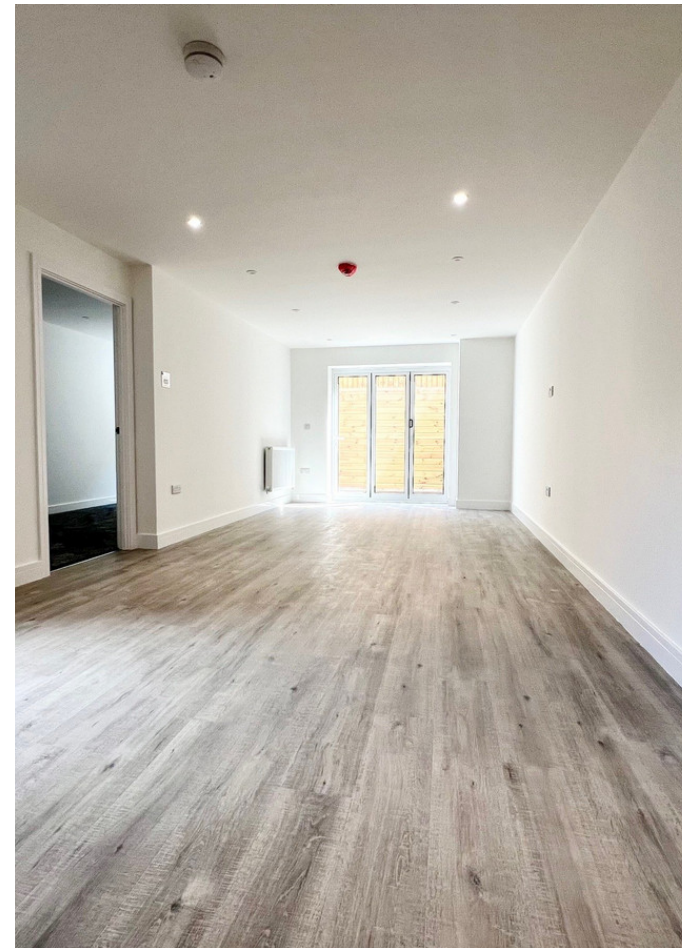
The property comprises accommodation of entrance hall, modern bathroom, principal double bedroom, a second good sized bedroom and a generous open plan kitchen/living/dining room with bi-fold doors leading out onto a courtyard area.

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

Some material information to note: Leasehold – 999 years. Ground rent - £125 per annum. service charge £2,172.07. Professional consultancy certificate. 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

- Two double bedroom modern apartment.
- Spacious open plan kitchen living dining room with bi-fold doors.
- Courtyard seating area.
- Professional consultancy certificate.
- 999 year lease.
- Service Charge - £2,172.07 per annum.
- £125.00 ground rent per annum.

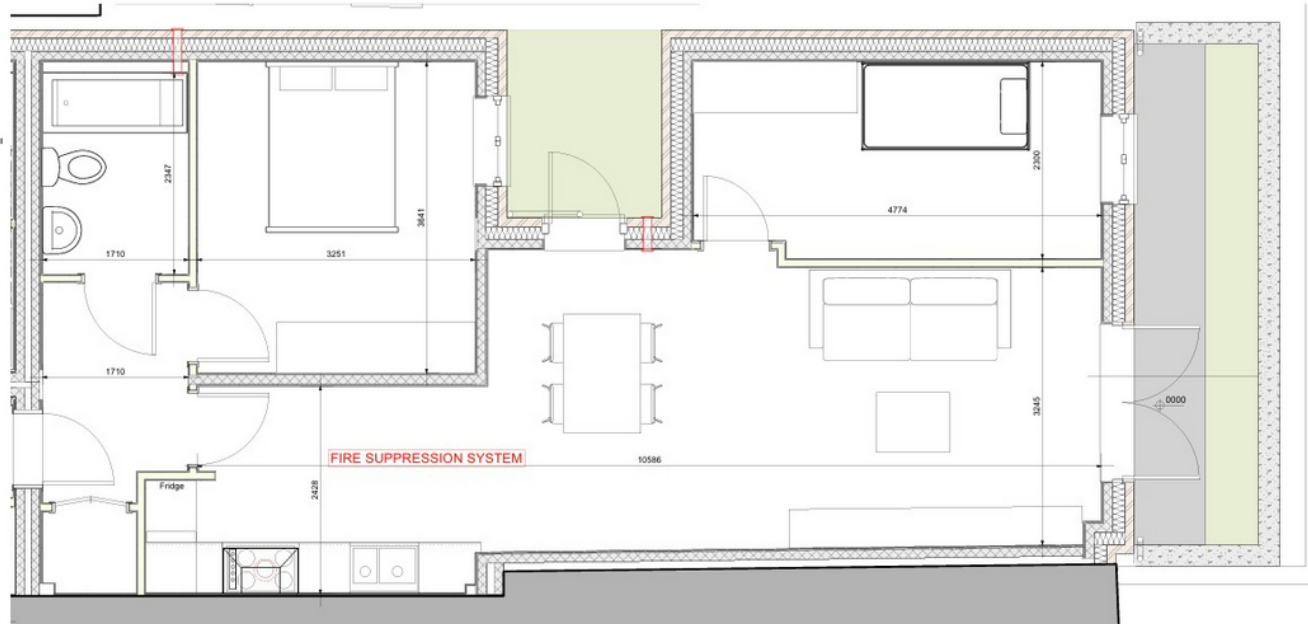
## The Location

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).

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.



**Flat B** G.I.A. 67.5 m2

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