



137a Brasenose Road, Didcot, OX11 7BP

Offers In Excess Of £175,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two bedroom apartment above a commercial unit on Brasenose Road, this property benefits from being sold chain free.

The accommodation comprises of a kitchen with a separate lounge, family bathroom and two good sized bedrooms.

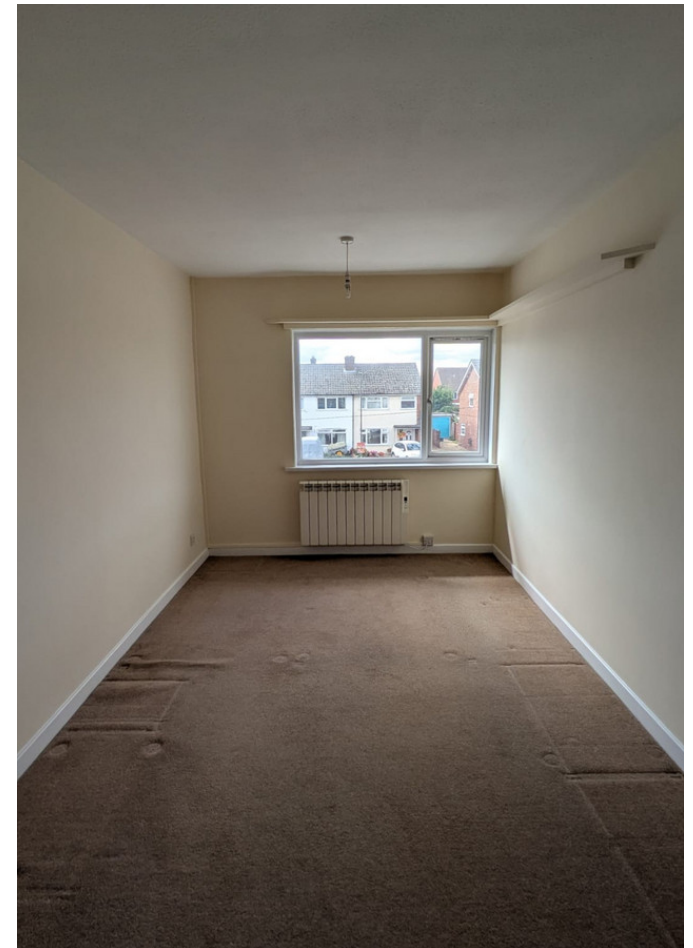
Brasenose Road is well placed for local amenities with a parade of shops, Stephen Freeman primary school and Brasenose Park. Central Didcot, Didcot Parkway and The Orchard Centre are all within a one mile walk.

Some material information to note.

The property is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast and superfast broadband is available. According to Ofcom there is coverage for most major phone providers. According to Gov.uk there is a very low Flood risk. For information available as per the Title register – please get in touch.

Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





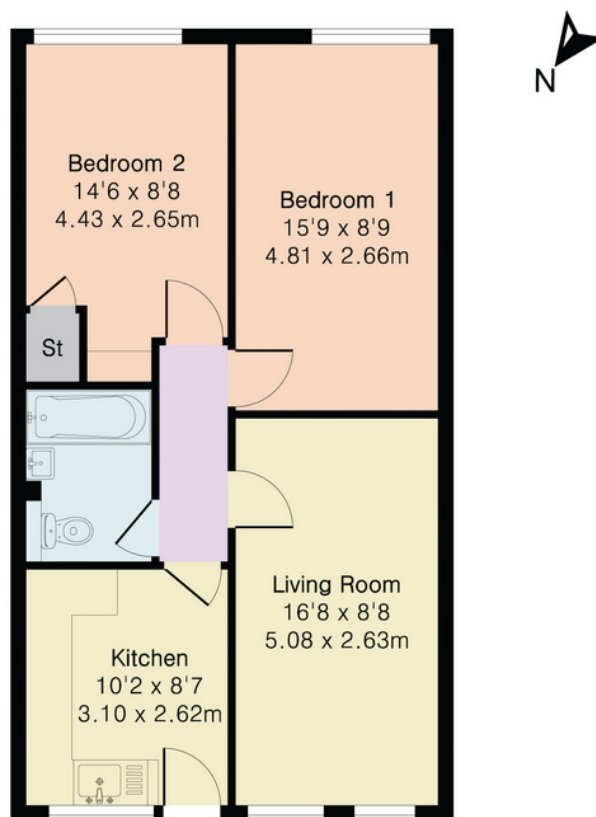
Key Features

- Chain Free
- Two bedrooms
- Separate kitchen
- EPC rating: D
- Council Tax Band: B
- Ground Rent £150 per annum
- Lease remaining: 107 Years

The Location

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 approx. 40 minutes.

Approximate Gross Internal Area 582 sq ft - 54 sq m



First Floor

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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