



33 Linacre Close, Didcot, OX11 9RQ
£180,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Spacious top-floor one-bedroom apartment situated on the Fleet Meadow development.

This well-presented home offers a fully fitted kitchen complete with cooker, washing machine, and fridge-freezer. The light and airy sitting room provides a comfortable living space, while the double bedroom benefits from built-in wardrobes for ample storage. The bathroom includes a shower over the bath. Additional features include allocated parking and access to attractive communal gardens.

Some material information to note:

Tenure: Leasehold

Mains services - Electric, water and drainage.

Flood risk - Very low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile and data signals are available with a range of providers according to Ofcom checker.

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. We are not aware of any covenants or restrictions that may affect the property. We are not aware of and adjacent planning consents that might affect value. For any further information relating to the register of title then please contact the estate agent.





Key Features

- Top floor apartment.
- Located in a quiet cul-de-sac area.
- Allocated private parking space.
- Ground Rent: £91.73 per annum
- EPC Rating: D
- Council Tax Band: B

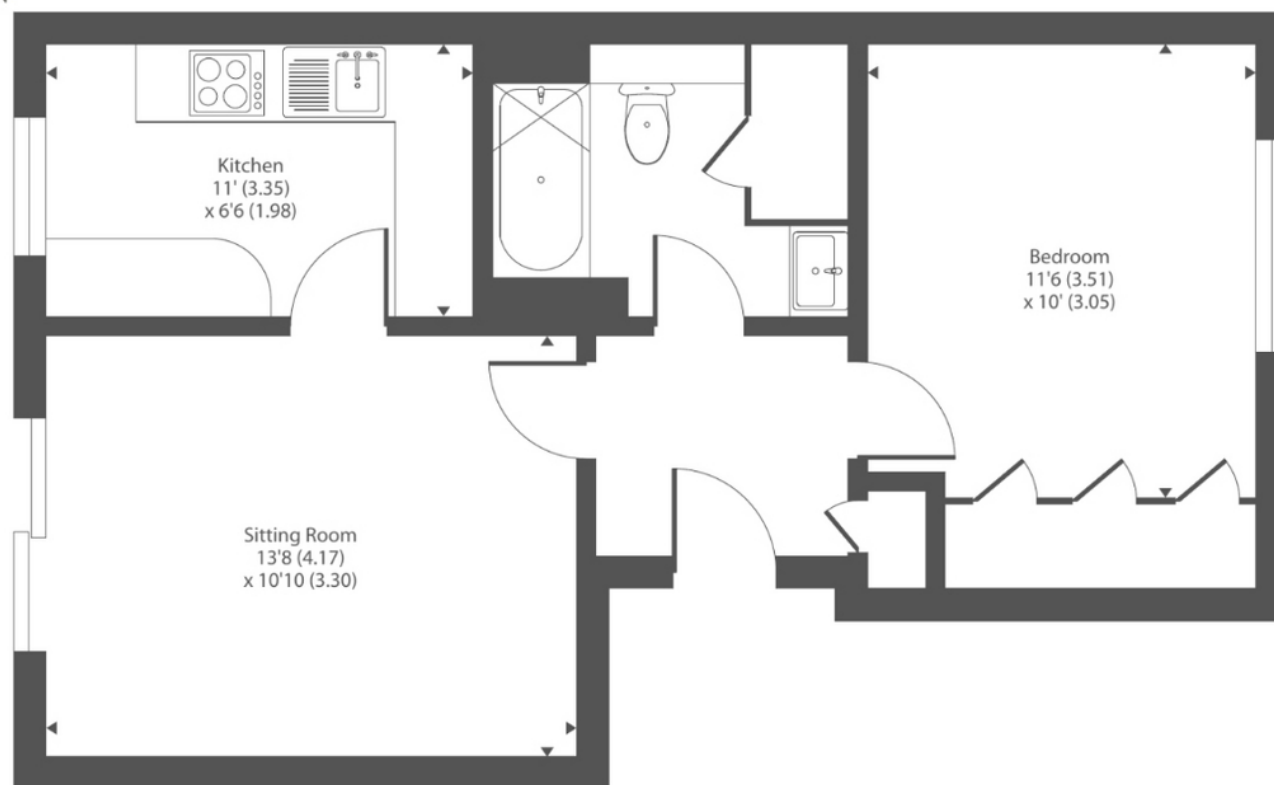
The Location

Linacre Close lies within the Millbrook development which is situated on the eastern side of town well placed for easy access to both Didcot Parkway railway station and the Orchard Centre main shopping area both of which are within half a mile of the property. Didcot offers a range of sporting and leisure facilities with excellent road and rail links to Oxford Reading and London.



Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



Ground 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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