



55 Dinmore Way, Didcot, OX11 9GA

£265,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain is this stylish and contemporary two bedroom ground floor flat coming to market on the popular Nobel Park.

Built in 2023 to Legal and Generals popular 'Maryland' design, this ground floor flat offers open plan kitchen/dining/living, two double bedrooms with the main bedroom being accompanied by a en-suite shower room and a family bathroom.

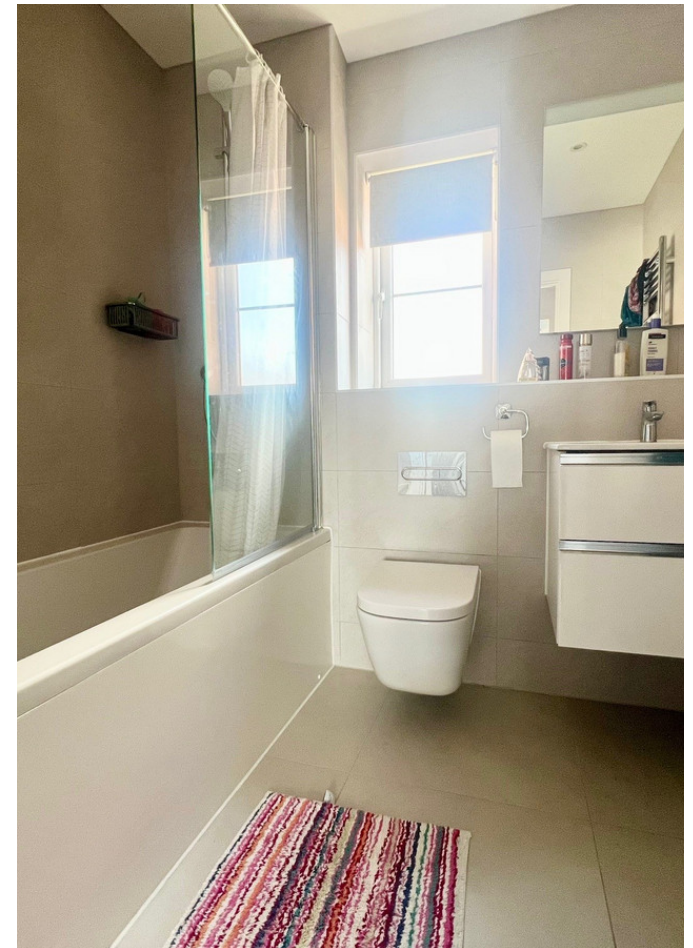
There are two secure communal doors entrance from the front of the building and from the resident car park which offer two allocated spaces for this particular property.

For specification and size to be appreciated, viewings are highly advised.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to fast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a low/unlikely area for flooding. There will be further development of new build properties on this site - Nobel Park. Any further information relating to the 'Register of Title' please contact the estate agent.







## Key Features

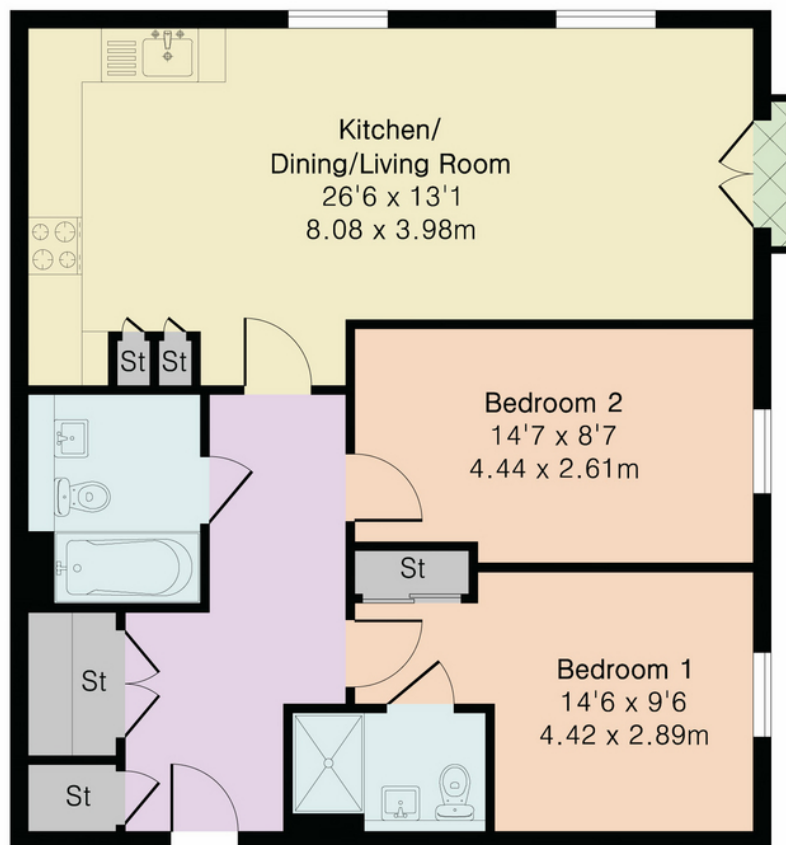
- No onward chain.
- Two bedroom ground floor apartment with en-suite shower room to principal bedroom.
- Fully integrated kitchen.
- Spacious open plan kitchen/living/dining room.
- Two allocated parking spaces.
- 999 Year Lease from 2023
- Service charge - £950 per annum.
- Peppercorn ground rent.
- Council Tax Band: C
- EPC Rating: B

## The Location

Nobel Park is a newly developed site which sits conveniently within short driving distance to the A34, M40 and M4. A local frequent bus service is also within walking distance and services Didcot Parkway Train Station, Orchard shopping centre and local towns and villages. By foot you can also walk via Bridleway to Long Wittenham village.

The town of 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 787 sq ft - 73 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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