



42 Jackdaw Road, Didcot, OX11 6BH
£190,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well maintained one-bedroom apartment, situated in a sought after location on the Great Western Park Development.

The apartment comprises; Double bedroom, bathroom, various storage units, open plan kitchen/dining/reception room, balcony space and allocated parking.

MATERIAL INFORMATION:

The property is of a brick and tile build type.

The property is connected to mains electricity, gas and drainage.

Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile Coverage according to Ofcom, there is good coverage for EE, Three, O2 & Vodafone (checker.ofcom.org.uk).





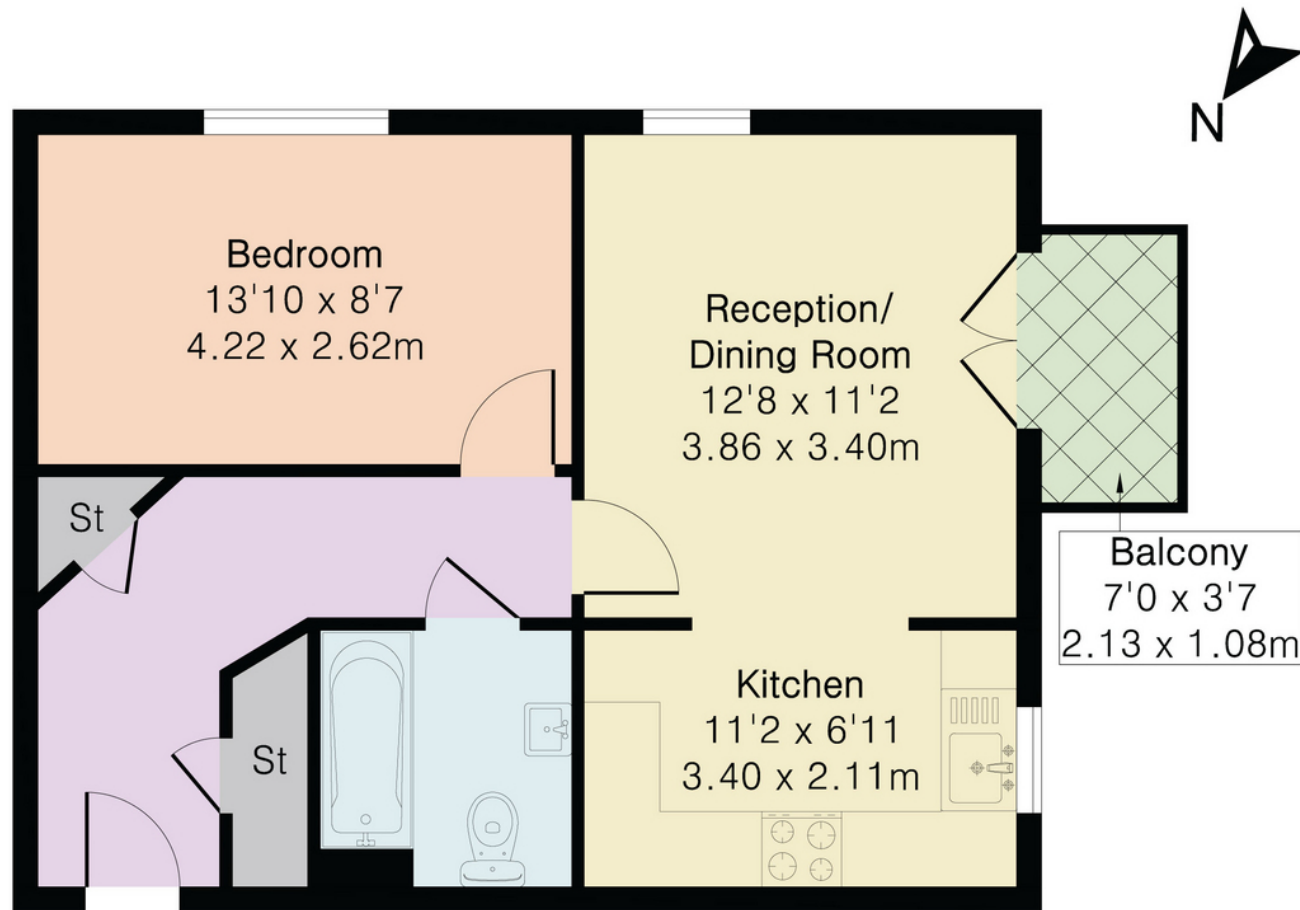
Key Features

- Open plan Kitchen/dining/living space
- Double bedroom
- Balcony space
- Allocated parking
- Service Charge: £1,250 per annum
- Ground Rent: £300 per annum
- Lease: 114 years remaining
- Council Tax Band: B
- EPC Rating: C

The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 502 sq ft - 47 sq m



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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