



16b Usk Way, Didcot, OX11 7SQ

£195,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rarely available one bedroom maisonette split over two floors situated on the popular Ladygrove development.

The property comprises of, entrance hall, spacious shower room, which then leads up to a kitchen/living/dining room with double bedroom and storage cupboard. Additional benefits for the property include a private south facing rear garden, allocated parking space, gas fired central heating and UPVC double glazing. The property was completed in 2017 and offers a 999 year lease with no ground rent or service charge. For the location and finish to be fully appreciated a viewing is highly recommended.

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub.

Material information to note:

Tenure: leasehold

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. For any further information relating to 'The Register of Title' then please contact the estate agent.





Key Features

- Modern and tastefully finished one bedroom maisonette.
- Allocated parking space.
- Private and enclosed south facing rear garden.
- Situated on the ever popular Ladygrove development.
- Spacious bathroom with heated towel rail.
- Lease - 999 years remaining from 2017.
- No service charge or ground rent.
- Tenure - Leasehold.
- Council Tax - A.
- EPC Rating - C.

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex 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.





GROUND FLOOR
APPROX. FLOOR
AREA 101 SQ.FT.
(9.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 221 SQ.FT.
(20.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 322 SQ.FT. (30.0 SQ.M.)

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