



3 Blackthorn Road, Didcot, OX11 6AY
Offers Over £200,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A lovely one-bedroom apartment located within the popular Great Western Park development.

Accessed via its own private front door, the apartment offers a rare sense of privacy and independence. Upon entering, you are welcomed into a generous open-plan living, dining and kitchen area, which is flooded with natural light, creating a bright and inviting space.

The apartment further features a large master bedroom, providing ample space for furnishings, along with a spacious and well-appointed bathroom.

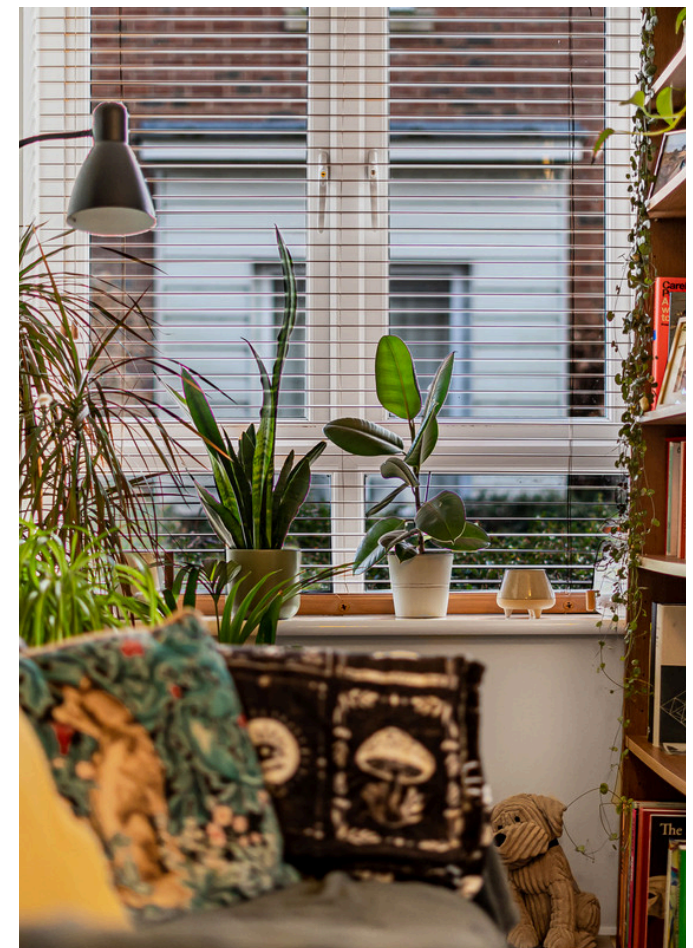
MATERIAL INFORMATION:

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). There is 112 years left on the lease.





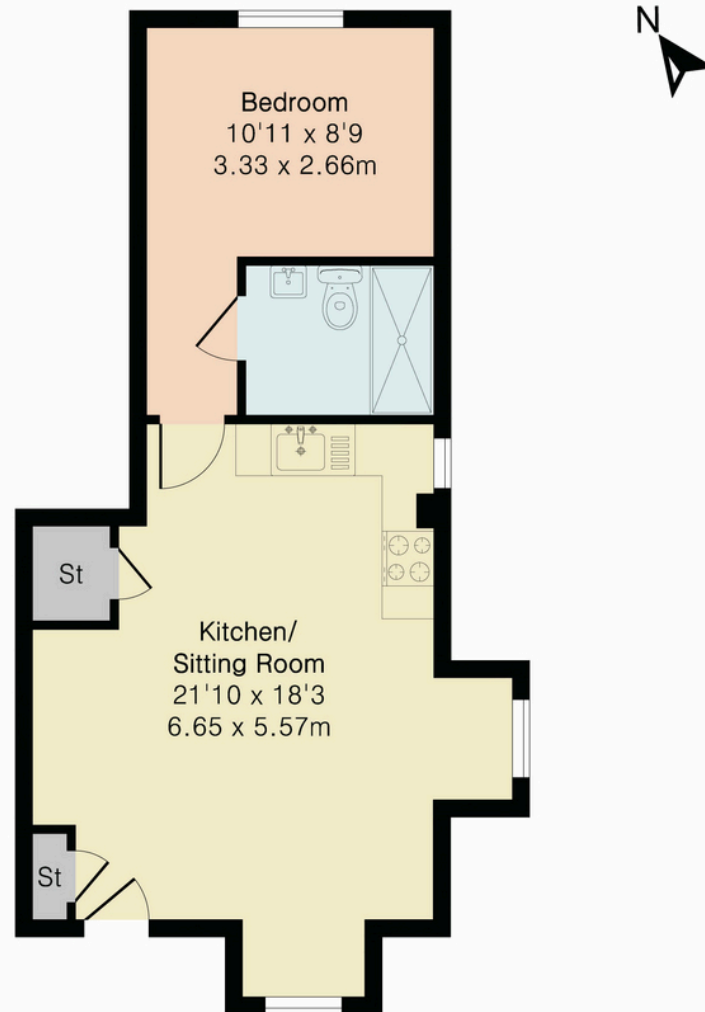
Key Features

- Accessed via its own private front door.
- Flooded with natural light.
- Open plan kitchen/diner/living room.
- Allocated private parking.
- EPC Rating C.
- Council Tax B.
- Service Charge: £990.00 per annum
- Ground Rent: £292.00 per annum

The Location

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 464 sq ft - 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

