

113 Marlborough Court

Fairacres Road, Didcot, Oxfordshire, OX11 8QZ



PRICE: £115,000

Lease: 99 years from 1987

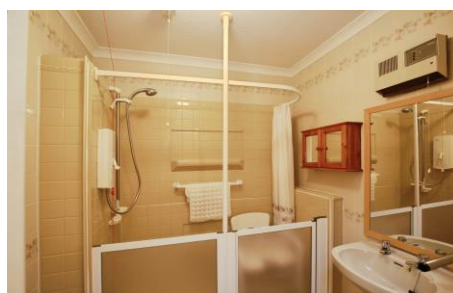
Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO PATIO AREA AND COMMUNAL GARDENS

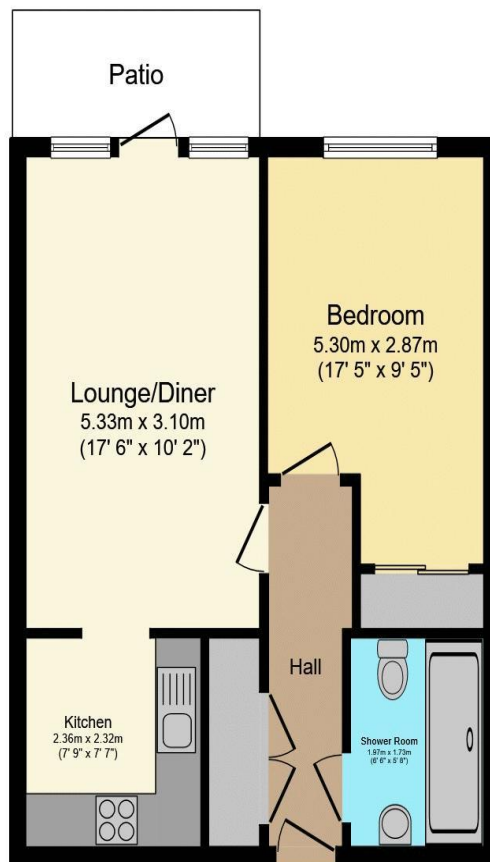
Marlborough Court was developed by Secure Retirement PLC and comprises a total of 55 apartments, bungalows and cottage style properties. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises a lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Ground Rent Review due 31 December 2007. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Communal Laundry facilities
24 hour emergency Appello call system
Minimum Age 60

Guest Suite
Development Manager
Hairdressing/chiropractic salon
Lease 99 years from 1987



**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell MNAEA**



Total floor area 47.3 sq.m. (509 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

30/09/25

Annual Ground Rent:

£212.64

Ground Rent Period Review:

2029

Annual Service Charge:

£2789.98

Council Tax Band:

B

Event Fees:

**1% Transfer
0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.