



**Marlborough Court, Fairacres Road, Didcot, OX11 8QZ**



## ***Welcome to*** **Marlborough Court, Fairacres Road, Didcot**

Allen & Harris are pleased to offer this second-floor retirement apartment with lift access. In brief the property comprises entrance hall with large storage cupboard, living room, kitchen and one double bedroom with fitted wardrobe.

Marlborough Court is exclusively for the over 60's offering sheltered accommodation along with a pull cord assist system and on-site manager. There are a variety of communal facilities including communal gardens, lounge, laundry room and guest suite. The development is centrally located within Didcot with footpath access to Broadway being within half a mile of town centre facilities including the Orchard Centre Health Centre and Library.

The town of Didcot offers a perfect location for families, commuters and young professionals with excellent local and regional transport links to London, Reading, Oxford or Birmingham via road links to the A34 which in turn lead to the M40 in the north and the M4 in the south and there is also an excellent mainline train service into London Paddington, approx. 38 minutes.

Central Didcot offers extensive shopping and leisure facilities with the newly renovated Orchard Centre which now offers a wider range of shops, two gyms, restaurants and a Cineworld cinema, as well as Cornerstone, a local Arts and Drama centre and various superstores including Sainsburys and Aldi. Ladygrove and Great Western Park provide a wealth of different property varieties as well as highly regarded primary and secondary schools including Didcot Girls School, Saint Birinus Boys School and Aureus Secondary School.





### Entrance Hall

### Lounge

17' 3" x 9' 11" ( 5.26m x 3.02m )

### Kitchen

7' 8" x 7' 7" ( 2.34m x 2.31m )

### Bedroom One

14' 11" to built in wardrobe x 9' 2" ( 4.55m  
to built in wardrobe x 2.79m )

### Bathroom

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). Powered by [www.focalagent.com](http://www.focalagent.com)

**Welcome to**

## **Marlborough Court, Fairacres Road, Didcot**

- Retirement Apartment
- One Double Bedroom
- Living Room
- Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2789.98

Ground Rent: 215.64

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £115,000



**view this property online** [allenandharris.co.uk/Property/DID106509](https://allenandharris.co.uk/Property/DID106509)



Property Ref:

DID106509 - 0004

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Please note the marker reflects the postcode not the actual property

  
**allen & harris**



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