



Rymans Court, Didcot, OX11 7GZ

Welcome to

Rymans Court, Didcot

Allen & Harris are pleased to offer this one double bedroom retirement apartment set within Rymans Court which is a community for the over 60's. In brief the property comprises private entrance hall with walk in storage cupboard. Living dining room with double glazed doors accessing a balcony overlooking the communal gardens. There is a kitchen with fitted oven and hob, stainless steel sink and drainer, integrated fridge and freezer. There is a double bedroom with fitted wardrobes and a shower room with double shower cubicle, low level WC and wash hand basin.

Rymans Court is set within established communal grounds with patio seating area and various benches. There is a residents lounge and kitchen, laundry room and guest room available for staying visitors. There are various social events and activities, a House Manager and 24 hour emergency call system and high level security door entry system.





Private Entrance Hall

Lounge

19' x 10' 7" (5.79m x 3.23m)

Kitchen

7' 8" x 7' (2.34m x 2.13m)

Bedroom One

13' 7" x 9' 4" (4.14m x 2.84m)

Shower Room

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

Welcome to

Rymans Court, Didcot

- One Double Bedroom
- Balcony from Living Room
- Suitable for Over 55 years
- 24 Hour Emergency Call System
- Communal Ground & Off-Road Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3228.00

Ground Rent: 415.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£139,950



view this property online allenandharris.co.uk/Property/DID106750



Property Ref:
DID106750 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Please note the marker reflects the postcode not the actual property