



27 Erlestoke Avenue
Didcot, Oxfordshire, OX11 9FY



JAMESGESNER
- ESTATE AGENTS -



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OIEO £250,000 LEASEHOLD

Situated on Nobel Park and Built by Legal & General is this less than two-year-old, two-bedroom, two-bathroom top floor apartment located to the north of the town centre. Offered for sale with no onward chain, a 997-year lease and allocated parking for two cars.



Accommodation comprises; communal entrance hall with entry phone system, entrance hallway, utility cupboard, 26' treble aspect lounge/dining/kitchen with integrated appliances and a Juliet balcony, two double bedrooms, en-suite and a family bathroom. Full gas central heating and uPVC windows and an excellent energy rating.



Nobel Park is set across 250 acres of leafy, open space; including allotments and children's play areas. The development encourages healthy lifestyles with a new leisure centre, sports facilities, pitches, and a pavilion all due on site. Sustainable travel is encouraged through new and upgraded paths and cycleways. A planned neighbourhood centre providing a community hall and a hotel with space for a crèche / children's day nursery and a shop for everyday essentials will follow.



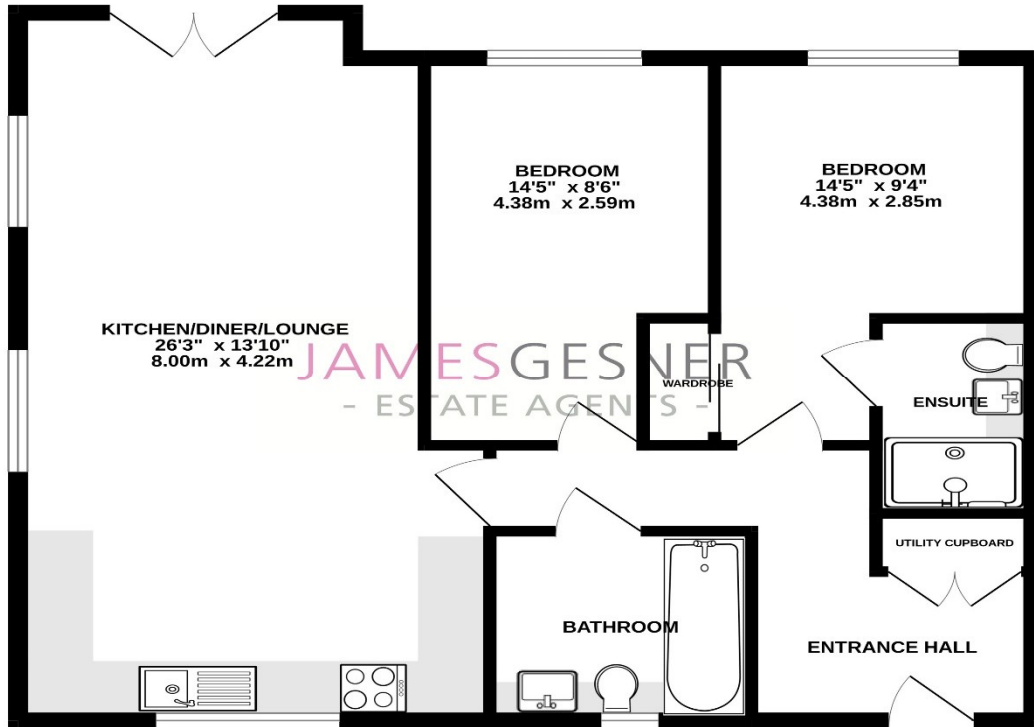
You will find accessible, fast, and direct transport links as Nobel Park sits within a Golden Triangle of the A34, M40 and M4 for connectivity across the region and beyond. The M25 can be reached in under an hour via the M40 with Heathrow Airport an hour's drive away.

Didcot Parkway, a Park and Ride station with 1.800 spaces, is under 2 miles away with several trains an hour with services to Reading, Oxford, Cheltenham, and Bristol to name but a few and direct services into London Paddington take just 40 minutes.

A new local frequent bus service stopping close to Nobel Park will also take you to the Didcot Rail station, Orchard shopping centre and local towns and villages.



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B		84	84
(63-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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