



# Calamint Court, Harwell

Didcot



# Calamint Court

Harwell, Didcot

Hodsons Didcot - A very well-presented and large one bedroom first floor apartment, situated on Great Western Park giving excellent access to many local amenities. The apartment benefits from a good lease length and comprises; entrance hall with two good storage cupboards, generous master bedroom, modern white bathroom, and large open plan triple aspect kitchen-diner-lounge with Juliet balcony. To the rear of the property there is a communal garden with off road allocated parking, bike and bin stores. Other benefits include UPVC double glazed windows, gas radiator central heating, high energy efficiency rating and remaining NHBC guarantee.





## 12 Calamint Court

Harwell, Didcot

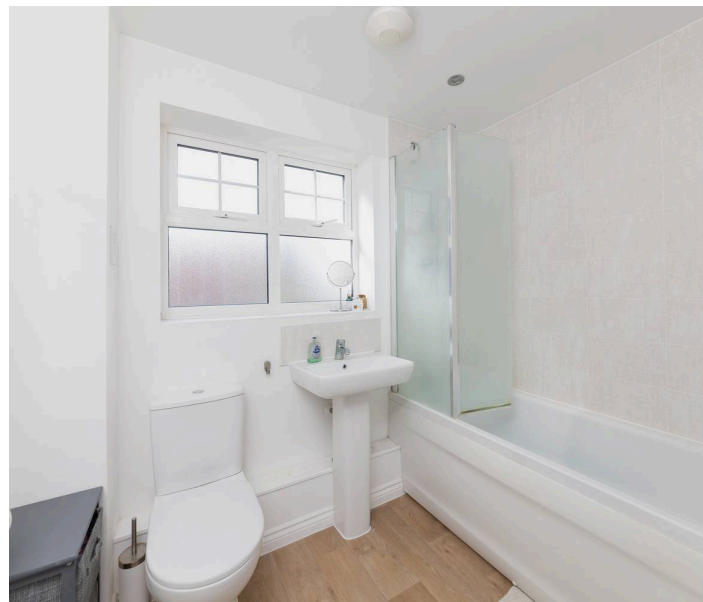
- Spacious one bedroom first floor apartment constructed in 2017
- Welcoming entrance hall with secure entry system & generous storage cupboard
- Fantastic triple aspect open plan living/ dining kitchen area with a full range of integrated appliances & Juliet balcony with pleasant outlook
- Double bedroom with a contemporary bathroom
- Long lease length, high energy efficiency rating & remaining NHBC guarantee
- Allocated off road parking & communal garden with bike & bin stores

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







## Calamint Court, OX11

Approximate Gross Internal Area = 46.0 sq m / 495 sq ft

For identification only - Not to scale



### First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited



220 Broadway, Didcot  
Oxfordshire, OX11 8RS  
T: 01235 511406  
E: [didcot@hodsons.co.uk](mailto:didcot@hodsons.co.uk)  
[www.hodsons.co.uk](http://www.hodsons.co.uk)