



Rymans Court, Didcot

Didcot

Rymans Court

Didcot

A well-presented one double bedroom first floor, warden-controlled, retirement apartment for the over 60's. The property has been well maintained and offers entrance hall with large storage cupboard, lounge with dining space and Juliet balcony offering views over the attractive communal gardens, kitchen with integrated oven and electric hob and new fridge & freezer appliances included. Double bedroom with mirrored fitted wardrobes and a very useful walk-in shower wet room.

Rymans Court is conveniently located within easy reach of Didcot town centre and its range of amenities, 0.3miles away. Residents can take advantage of the comfortable communal lounge with kitchen facilities and a well-equipped laundry room. A guest suite is also available for occasional visits from friends and family. The development regularly hosts social events and activities, fostering a vibrant community atmosphere. Other benefits include free private parking, beautifully landscaped communal gardens, and the assistance of a dedicated house manager. 24-hour emergency call system and high-level security with door entry and fire detection systems provide peace of mind.

Length of lease remaining 106 years remaining on the lease & an annual ground rent of £425.00 and annual service charge: £3,227.78






18 Ryman's Court

Didcot, Didcot

- Warden controlled, purpose built, retirement flats for the over 60's
- Light & airy sitting & dining room with Juliet balcony
- Double bedroom with mirror fronted built in double wardrobe
- Length of lease remaining 106 years remaining on the lease & an annual ground rent of £425.00 and annual service charge: £3,227.78
- Resident's lounge for social & communal use, along with a well-equipped laundry room
- Security systems include emergency call, fire detection equipment, security entry system and an on-site house manager during the week
- Conveniently located within easy reach of Didcot town centre & its range of amenities, 0.3miles away
- Free private parking, beautifully landscaped communal gardens & guest suite is also available for occasional visits from friends and family





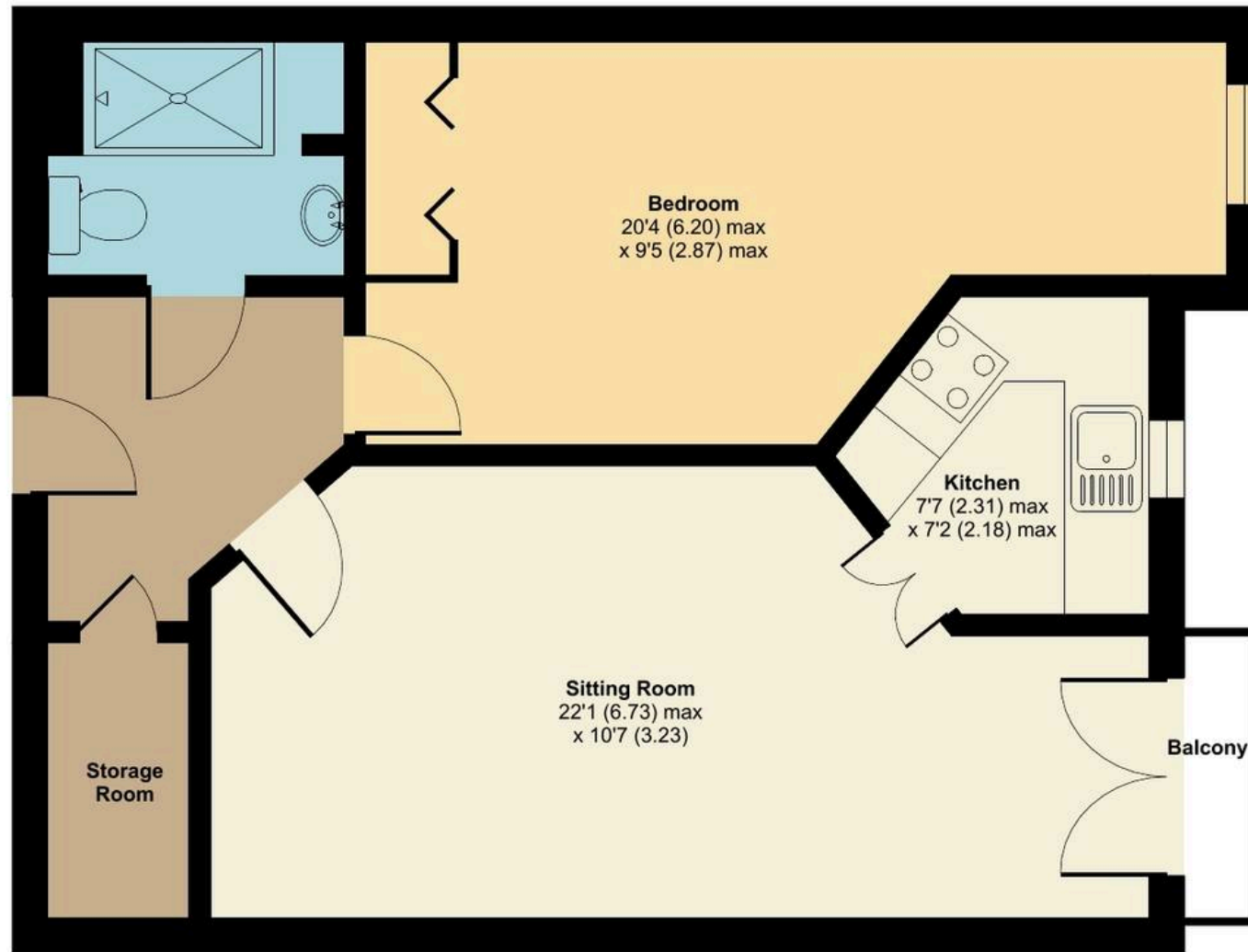
Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		81	83

Rymans Court, DIDCOT, OX11

Approximate Area = 545 sq ft / 631 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hodsons. REF: 803348



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