



## 155 MARLBOROUGH COURT, FAIRACRES ROAD DIDCOT, OX11 8QZ

**£190,000**  
**LEASEHOLD**

A two-bedroom retirement property situated in the Marlborough Court development within close proximity to the town centre. The first-floor apartment has views overlooking the mature communal gardens, is offered to the over 60's and presented to the market with no onward chain. The development has an on-site warden, with intercom entry system and assistance pull cords, communal areas including lounge, laundry room, hairdressers, guest suite for family visitor overnight stays, and delightful, well-maintained gardens. Positioned near the library and bingo hall, Didcot Health centre, and the main Broadway shopping area, this two-bedroom apartment is light and airy, and accessible both by lift and stairs. The apartment has re-fitted UPVC double glazing, a recently re-tiled bathroom, and well equipped kitchen with space for both fridge freezer and washing machine.

**William | Jones**

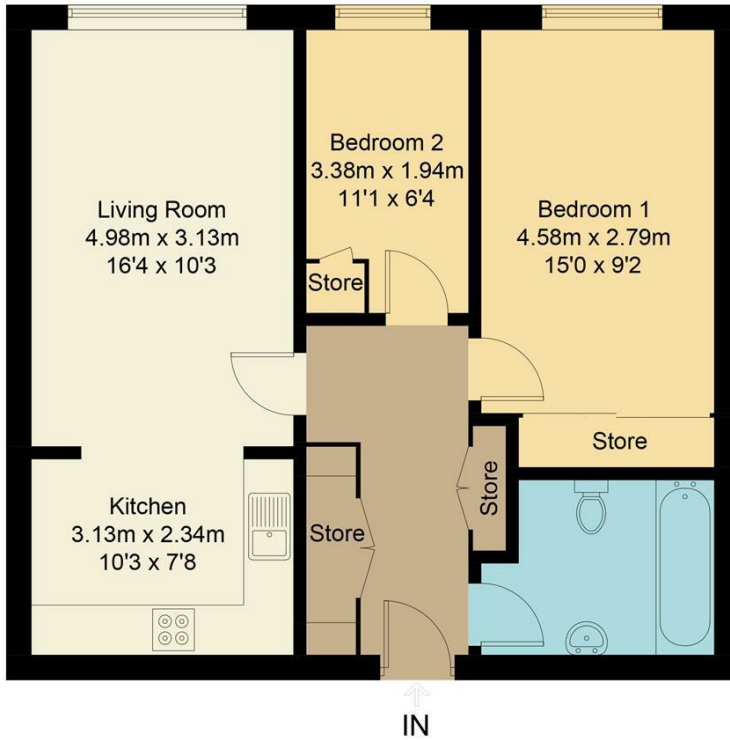
**Estate Agents**



William | Jones

# Marlborough Court , OX11

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
© Mortimer Photography. Produced for William Jones.  
Unauthorised reproduction prohibited. (ID1001083)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Didcot Office Sales  
210 Broadway  
Didcot  
Oxfordshire  
OX11 8RN

01235 812229  
didcot@wjestates.co.uk  
www.wjestates.co.uk

# William | Jones

Estate Agents