



123 ROEBUCK COURT

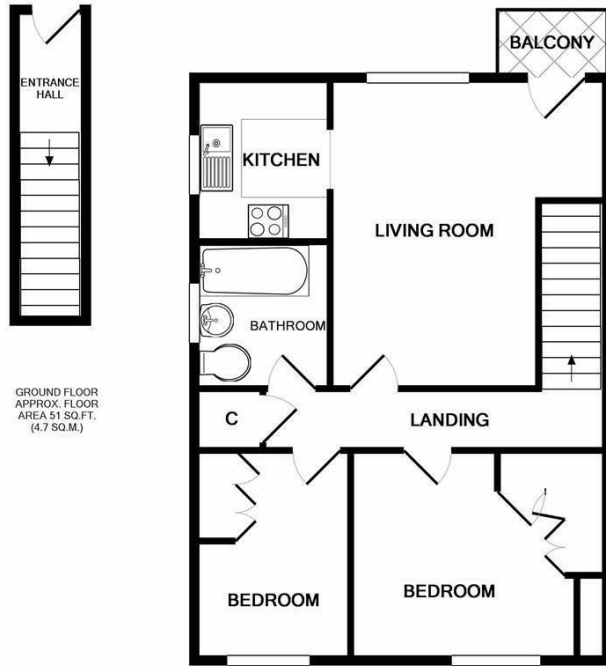
DIDCOT, OX11 8US

£179,950
LEASEHOLD

A well presented two bedroom apartment benefitting from its own entrance and nicely situated in this popular development, ideally located for The Orchard Centre and Didcot Railway Station. The first floor accommodation comprises a sitting / dining room which provides access to a balcony, a modern style kitchen & bathroom and generous size two bedrooms, which both offer built in wardrobes. Outside is an allocated parking space.

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GROUND FLOOR
APPROX. FLOOR
AREA 51 SQ.FT.
(4.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(69-80) C	73	81
(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	

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

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