44 Franklin Gardens, Didcot, OX11 9FQ

£249,000 Leasehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

Offered to the market with no onward chain is this spacious and well presented two double bedroom ground floor apartment situated on the popular Willowbrook Park development.

The property comprises of, entrance hallway, two storage cupboards, bathroom, double bedroom with en-suite shower room, second double bedroom and an open plan kitchen/living dining room. Additional benefits include gas central heating, UPVC double glazed windows and an allocated parking space with additional visitor parking. For the size, presentation and location to be fully appreciated a viewing is highly recommended.

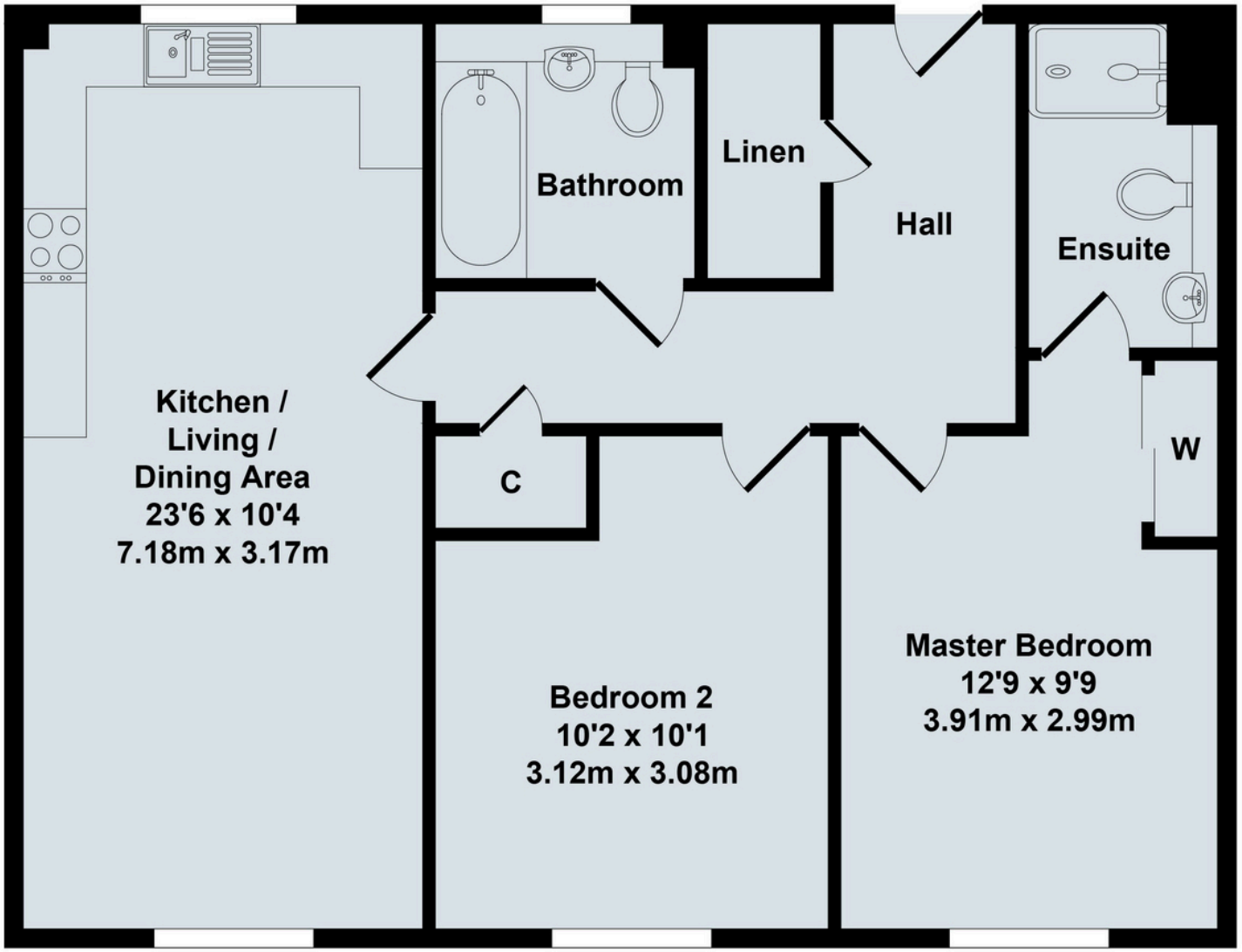
Some material information to note:
The property is of brick construction and is connected to mains gas, electric, water and drainage. According to Ofcom checker ultrafast and superfast broadband is available at the property. According to Ofcom checker there is a good service on a range of phone providers. According to GOV.UK Flood Risk, the property is of a low flood risk.

Key Features

- Being sold with no onward chain.
- Allocated private parking.
- Two double bedrooms.
- Open plan kitchen / living / dining room layout.
- Green spaces nearby.
- Service Charge: £1,464 per annum
- Lease: 125 Years
- EPC Rating: B
- Council Tax: C

The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes)



Total Approx. Floor Area 733 Sq.Ft. (68.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS MERRIFIELD
SALES LETTINGS