



Flat 3, 1a Scots Pine Way, Didcot, OX11 6HG
£230,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented and spacious two double bedroom first floor apartment situated within the popular Brunel Rise development and benefiting from a private balcony.

The property comprises an entrance hallway, family bathroom, two generously proportioned double bedrooms, with the principal bedroom enjoying access to a stylish glass-fronted balcony. The apartment further benefits from a bright and modern open-plan living, kitchen and dining area, complete with fully integrated appliances.

Additional benefits include an allocated parking space for one vehicle, along with numerous visitor parking spaces within the residents' car park. The property also features UPVC double-glazed windows and gas-fired central heating, making it an ideal home for a range of buyers.

Some material information to note: Leasehold property. Gas central heating. Mains water, electricity and drainage. The property has allocated parking within the resident car park. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates a fair coverage mobile availability for the majority of major providers. Management Company – Remus Management. According GOV.UK Flood Risk, this property has a very low water flood risk. Any further information relating to the register of title then please contact the estate agent.





Key Features

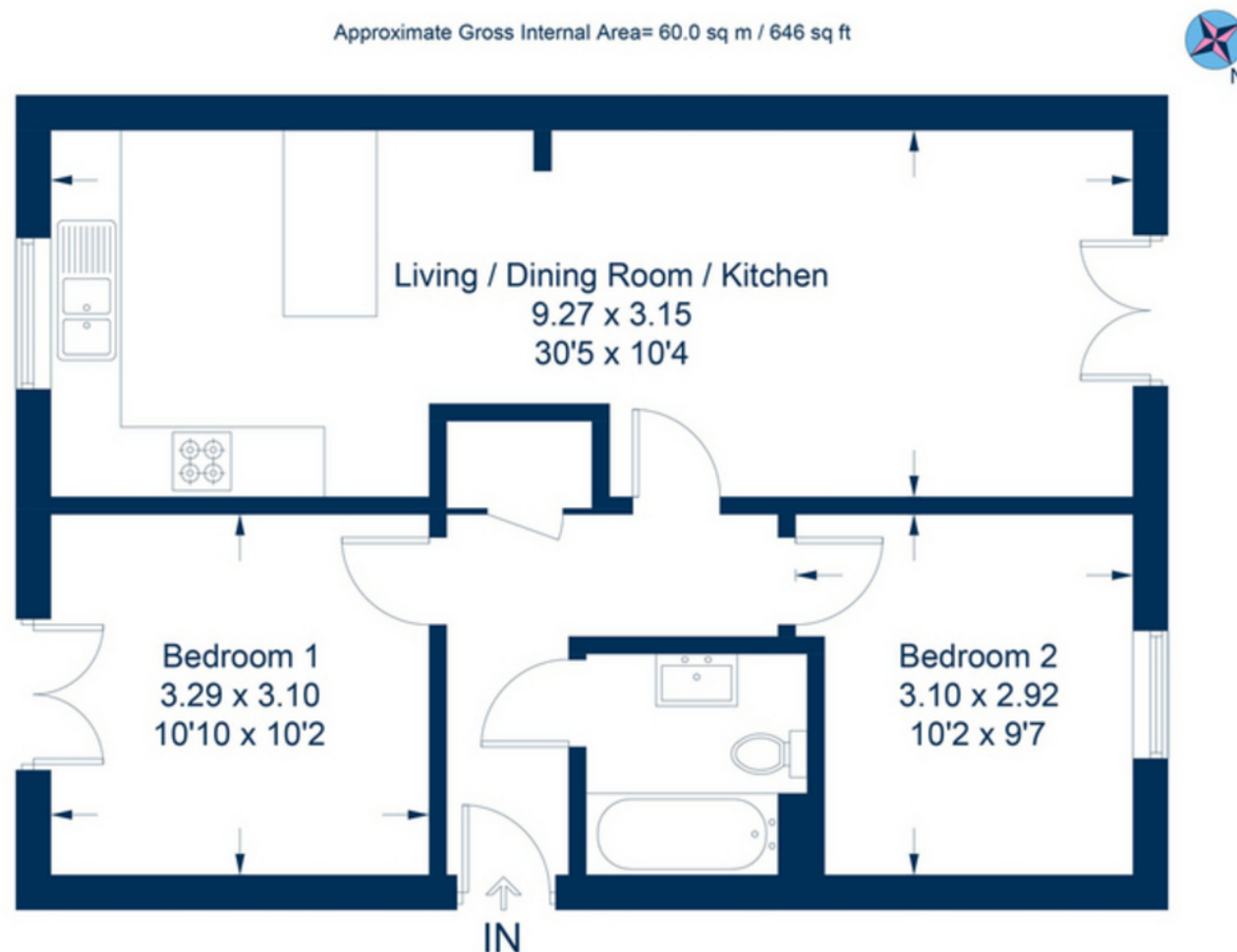
- No onward chain.
- Allocated parking space.
- Two double bedrooms.
- South facing balcony.
- Ground Rent: £250.00
- Service Charge: c £1,440 per annum
- Lease: 115 years remaining
- Council Tax Band: B
- EPC Rating: B

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and the Orchard Centre shopping complex 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, approx. 40 minutes.



Approximate Gross Internal Area= 60.0 sq m / 646 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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