

31 Stonesfield, Didcot, OX11 9RF

£115,000 Leasehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Located 1.1 miles from Didcot parkway is this ground floor studio apartment quietly situated on the Millbrook development with allocated parking.

A studio flat comprising a main living and sleeping area, kitchen and bathroom. The property also benefits from allocated parking.

The property is offered with no onward chain and is currently occupied by a tenant. The existing tenancy can be continued if the property is purchased as an investment, subject to agreed terms.

Some material information to note:
Tenure: Leasehold
106 years remaining on the lease
Service charge per year = £789
Mains services - Electric, water and drainage. Flood risk - Very low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile and data signals are available with a range of providers according to Ofcom checker. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.







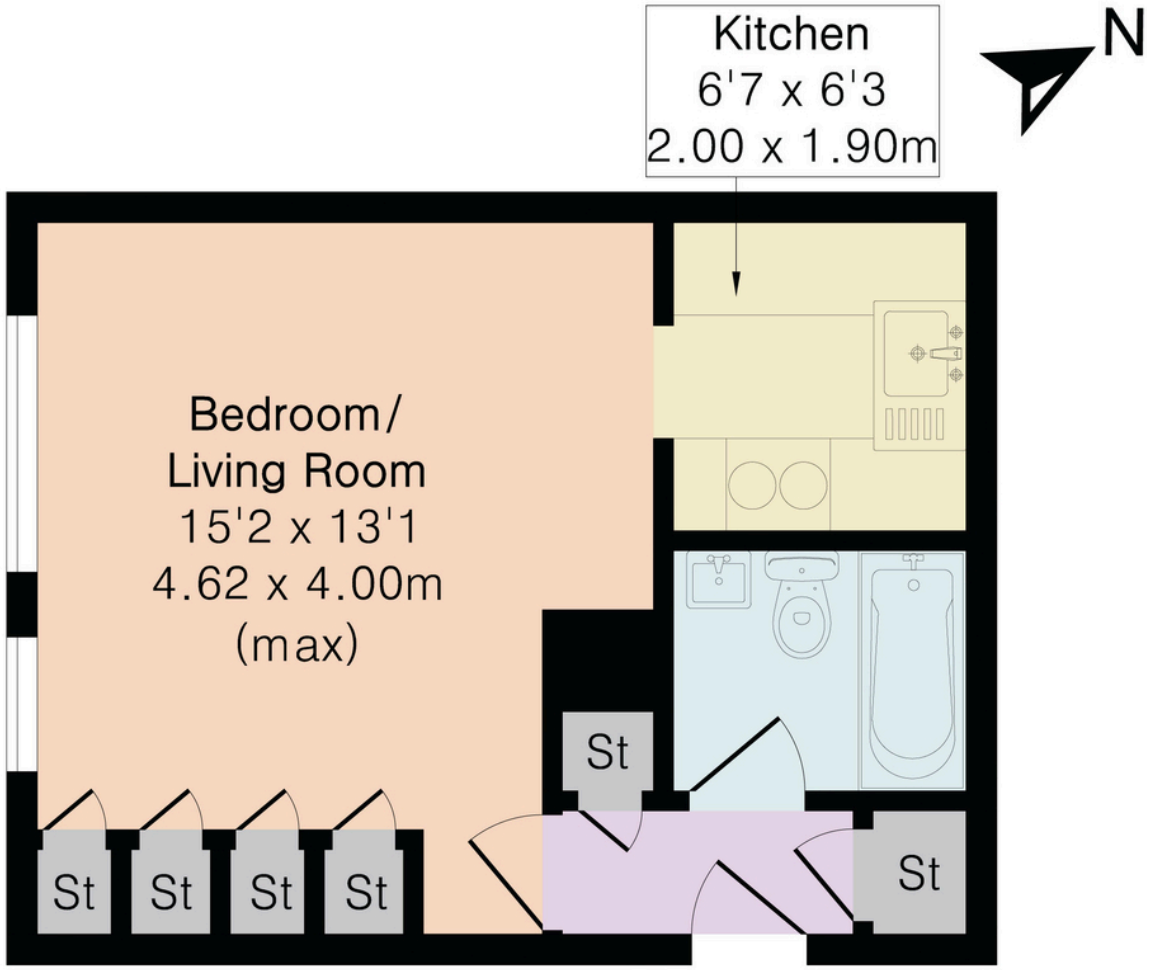
Key Features

- Ground floor studio apartment
- Allocated parking.
- No onward chain.
- Within walking distance from Didcot Parkway.
- Council Tax Band: A
- EPC Rating: C

The Location

Stonesfield lies within the Millbrook development which is situated on the eastern side of town well placed for easy access to both Didcot Parkway railway station and the Orchard Centre main shopping area both of which are within half a mile of the property. Didcot offers a range of sporting and leisure facilities with excellent road and rail links to Oxford Reading and London.

Approximate Gross Internal Area 300 sq ft - 28 sq m



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.

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