



60 Fleetway, Didcot, OX11 8DA

Guide Price £199,950 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on Fleetway in Didcot, this two-bedroom first floor maisonette offers an excellent opportunity for first-time buyers or investors.

The property is accessed via its own entrance and stairs leading to the first floor. The accommodation comprises a living room, a separate kitchen, two bedrooms and a bathroom. The layout provides a practical living space.

Conveniently located for local amenities, schools and transport links, the property is within easy reach of Didcot town centre and the railway station.

Material Information

Leasehold property with 167 years remaining, Service Charge: £768.00 per annum and Ground Rent: £150.00 per annum. The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, standard to ultrafast are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage with the majority of providers. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. For all information available on the Register of Title, please contact the agent. 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. We have not carried out a survey but please note that the property has some Artex ceilings throughout.



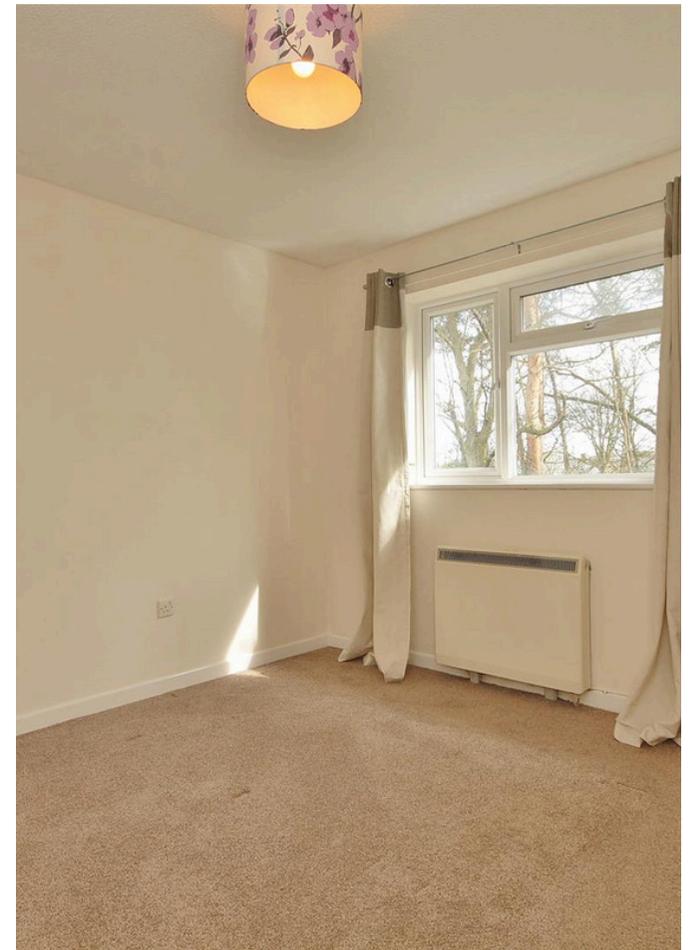


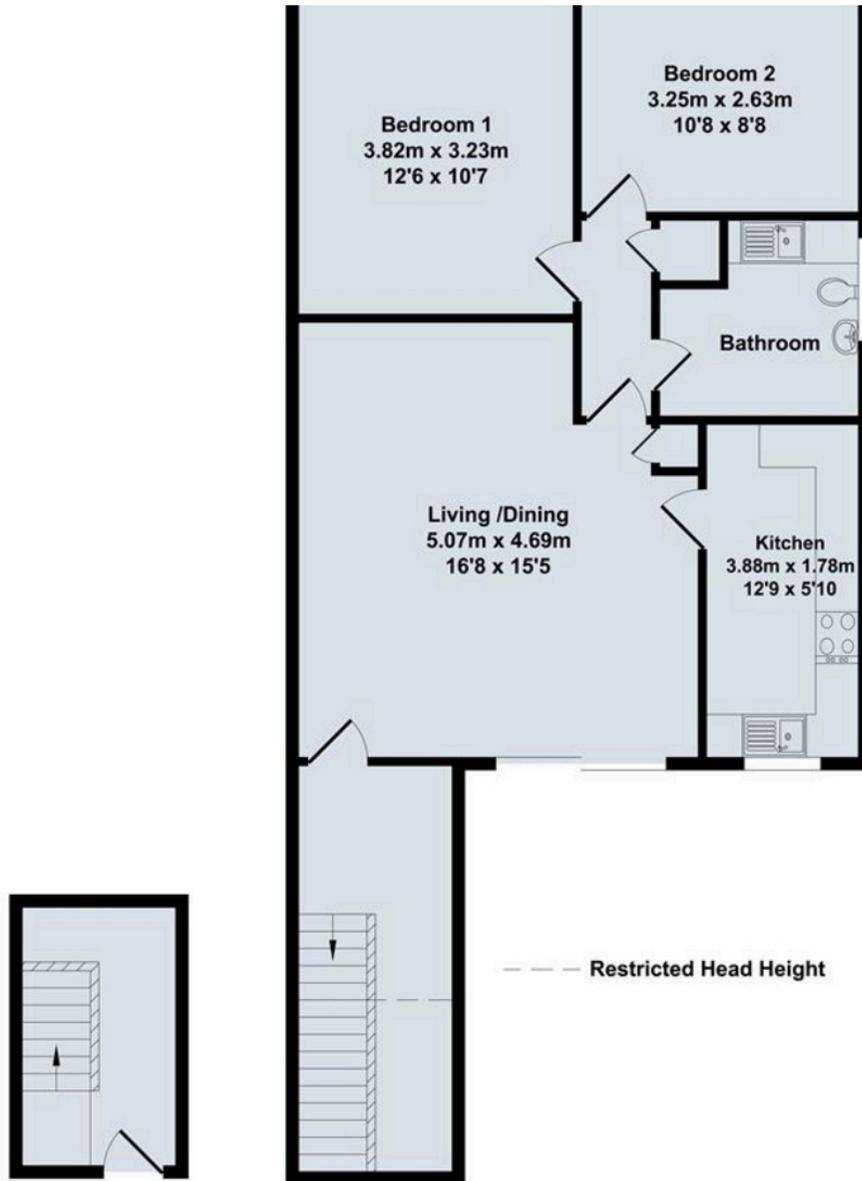
Key Features

- Being sold with no onward chain.
- Located on the first floor
- Lease: 167 Years remaining
- Service Charge: 768.00 per annum
- Ground Rent: £150.00 per annum
- EPC Rating: E
- Council Tax Band: B

The Location

Didcot offers a varied range of leisure and sporting facilities for all ages including The Orchard Centre shopping complex, multiplex cinema, Cornerstone Arts Centre and numerous 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 to London (Paddington) from Didcot Parkway (approx. 40 minutes).





Basement
Approx. Floor
Area 5.41 Sq.M.
(58 Sq.Ft.)

Ground Floor
Approx. Floor
Area 67.75 Sq.M.
(729 Sq.Ft.)

Total Approx. Floor Area 73.16 Sq.M. (787 Sq.Ft.)

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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