



Franklin Gardens, Didcot, OX11 9FQ

£275,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

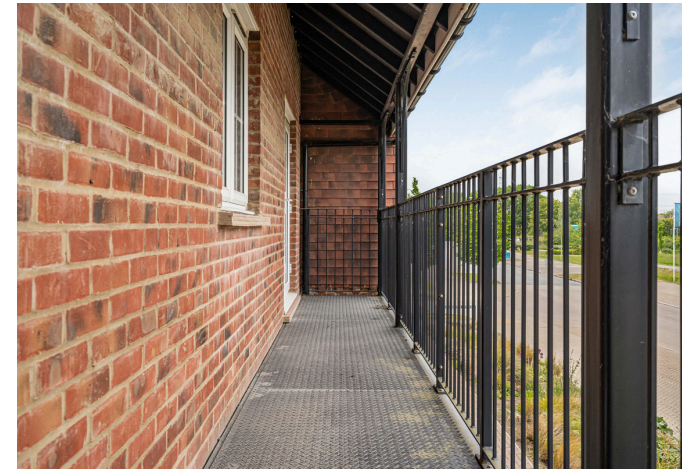
Offered to the market with no onward chain is this spacious and well presented two double bedroom first floor apartment situated on the popular Willowbrook Park development.

The property comprises of, entrance hallway, two storage cupboards, bathroom, double bedroom with en-suite shower room and French doors leading out onto the balcony, second double bedroom and an open plan kitchen/living dining room with additional access to the balcony with French doors. Additional benefits include gas fired 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. For any further information on the register of title then please contact the agent.





Key Features

- Offered to the market with no onward chain.
- Two double bedrooms with en-suite shower room to the principal bedroom.
- Spacious open plan kitchen living dining room.
- Allocated parking space.
- Balcony
- Tenure - Leasehold.
- Lease Length - 130 years remaining from March 2020
- Service Charge - £1,500 per annum.
- Council Tax: C
- EPC Rating: B



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)

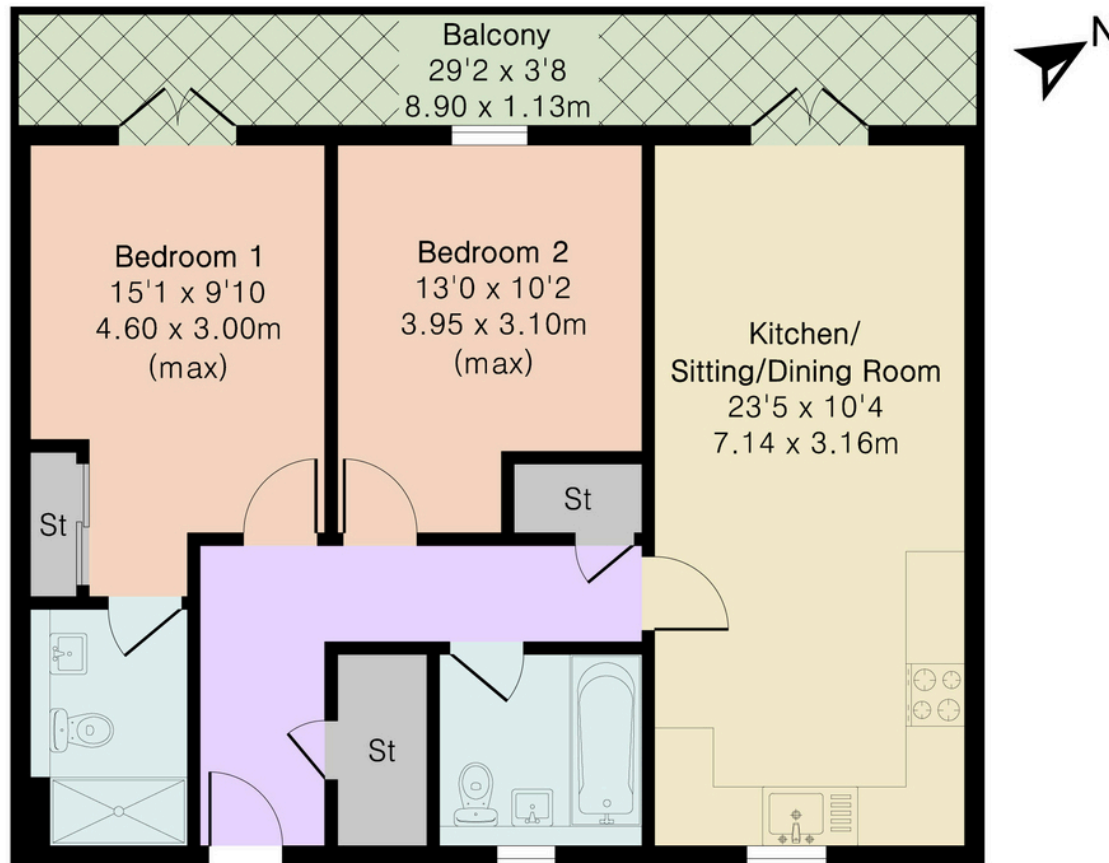


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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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

Approximate Gross Internal Area 732 sq ft - 68 sq m



First Floor

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