



37 Washford Glen, Didcot, OX11 7PU  
£149,950 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well presented ground floor one bedroom apartment, with the benefit of a 999 year lease pleasantly situated within the popular Ladygrove development.

Offered for sale with vacant possession this bright and airy apartment has the advantage of laminate flooring to the hall, living room and bedroom, updated electric heating with dimplex individually controlled heaters, a fitted kitchen with built-in oven and hob and double glazed UPVC windows.

Tenure: Leasehold

Electric heating, connected to mains water and drainage. According to Ofcom, there is up to superfast broadband available at this postcode ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK the property has a very low flood risk though has never flooded during the current owners tenure. For any further information relating to 'The Register of Title' including restrictive covenants then please contact the estate agent. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles. 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 Artex ceilings. The current owners have reported neighbour noise nuisance. For details please consult agents.





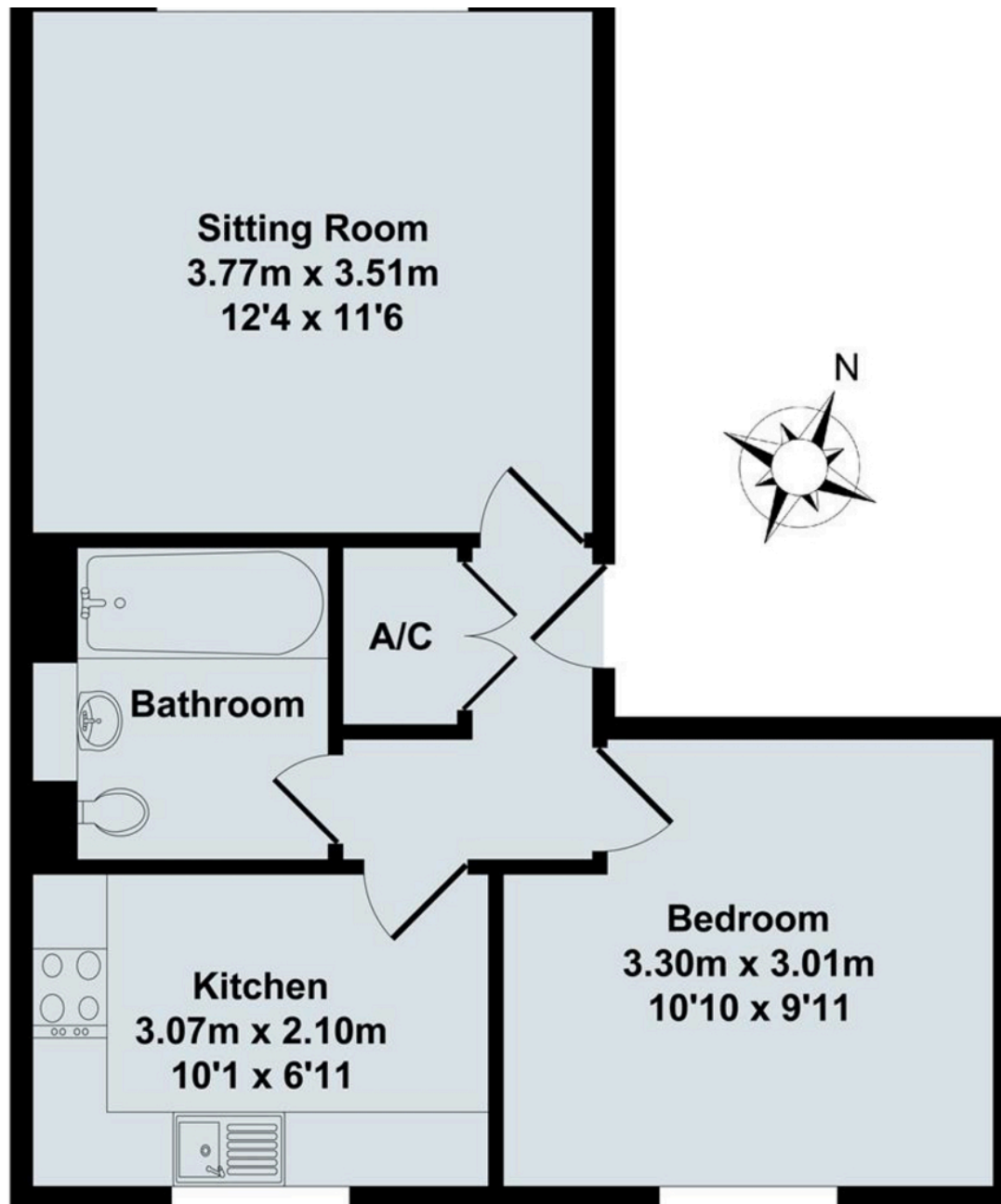
## Key Features

- Ground floor apartment
- UPVC double glazed windows
- Allocated parking
- Updated electric heating
- Tenure - Leasehold
- 999 Year Lease from January 1989 - (962 years remaining)
- Service Charge - £1,611 per annum.
- Peppercorn ground rent
- Council Tax Band: B
- EPC Rating: D

## The Location

Washford Glen forms part of the ever popular Ladygrove development. Ladygrove Offers a range of facilities with convenience store and parade of shops, two schools and nursery, health Centre and Ladygrove Park. Central Didcot including the Orchard Centre and Didcot Parkway railway station are within 1 mile of the property.





Total Approx. Floor Area 37.94 Sq.M. (408 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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