



PRONTO

PROPERTY GROUP

Property Particulars



1 Regent Gardens, Didcot, Oxfordshire OX11 8DD

**Offers In Excess Of
£140,000**

****CASH BUYERS ONLY****

An excellent opportunity to acquire this well-positioned two-bedroom ground floor maisonette, situated within the popular Regent Gardens development in Didcot. Offering convenient single-level accommodation, a private courtyard and allocated parking, this property is particularly suited to those seeking ground floor, potentially accessible living.

The accommodation provides a practical layout with two bedrooms, a welcoming reception/living area, kitchen and bathroom. Being situated on the ground floor provides easy access and avoids the need for stairs, making the property worthy of consideration for buyers looking for accommodation with accessibility in mind.

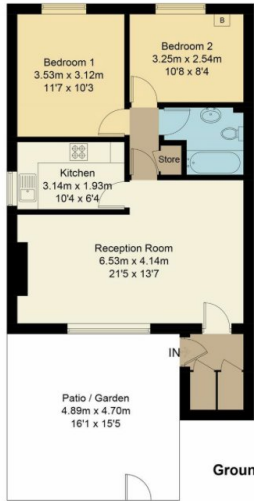
One of the property's appealing features is the private courtyard, providing a low-maintenance outdoor space that could be enjoyed for seating, entertaining or simply relaxing outdoors. The property also benefits from allocated parking, adding further convenience.

Located in Regent Gardens, Didcot, the property is well placed for access to the town's range of everyday amenities, shops and transport links, making it a practical choice for both owner-occupiers and investors.

Important Information: The property has approximately 51 years remaining on the lease and is therefore being offered for sale to cash buyers only. Purchasers should satisfy themselves regarding the lease terms, potential lease extension and any associated costs prior to purchase.



- **Ground floor living**
- **Cash buyers only**
- **Council Tax Band B**
- **Two bedroom ground floor maisonette**
- **Private courtyard**
- **Allocated parking**



Regent Gardens, OX11

Approximate Gross Internal Area = 62.6 sq m / 674 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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