



25 Fleet Way, Didcot, OX11 8BZ

£209,950 Leasehold

THOMAS  
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SALES LETTINGS



## The Property

A well presented ground floor maisonette offering good sized two bedroom accommodation together with a small walled garden enjoying a convenient location less than half a mile from Didcot Parkway and the Orchard Centre.

The property is currently in the process of a lease extension which will bring the revised lease to 173 three years with a zero ground rent(peppercorn). This combined with a very reasonable yearly service charge of £624 makes this an ideal first time purchase

Fleet way is a development of around 80 well space maisonettes set in open maintained grounds of around 4 acres. This property has the added advantage of two allocated parking spaces

### Material Information:

Leasehold property with a lease extension in progress for 173 years. Service Charge: £624.00 per annum and Ground Rent: Peppercorn. The property is connected to mains electricity, water and drainage. The property has electric heating. Broadband - according to Ofcom, standard to ultrafast are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is fair coverage with the majority of providers. ([checker.ofcom.org.uk](http://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

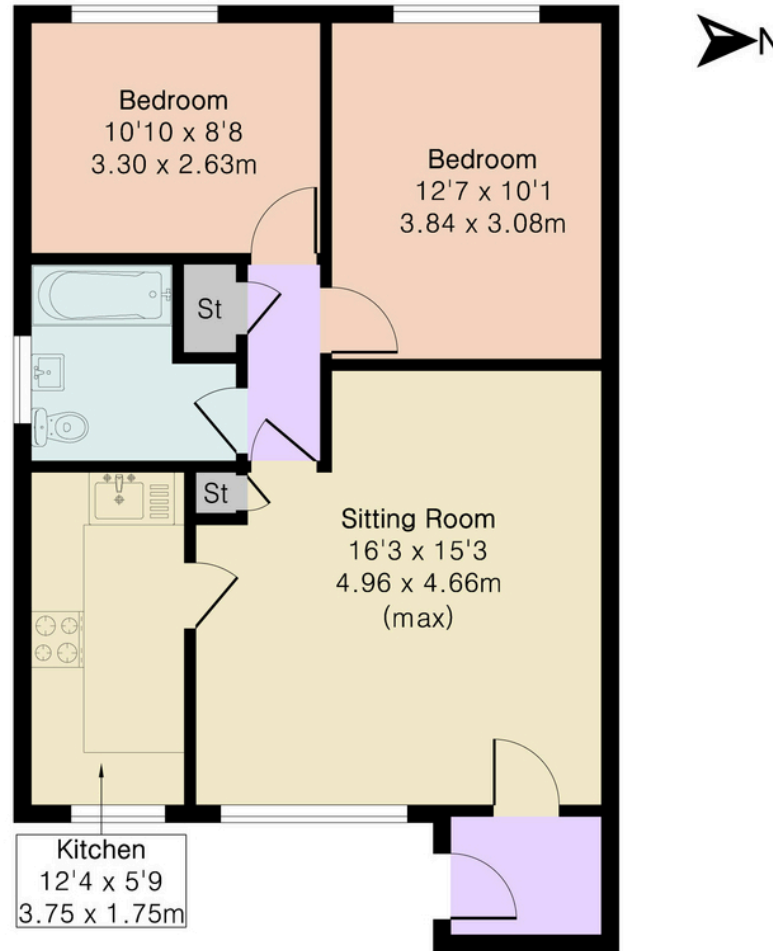
- Ideally tucked away
- Two double bedrooms
- Pressurised hot water system
- Double glazed replacement windows
- Electric heating
- Refitted bathroom with window
- Private garden area
- Allocated parking
- EPC Rating: D
- Council Tax: B

## 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).



## Approximate Gross Internal Area 653 sq ft - 61 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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