



31 Blackthorn Road
Didcot, Oxfordshire, OX11 6AY



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**31 Blackthorn Road
Didcot
Oxfordshire
OX11 6AY**

GUIDE £175,000 LEASEHOLD



This spacious one bedroom, ground floor apartment is situated in the heart of the Great Western Park with a private parking space, and no onward chain.

Accommodation is open plan with a large living room and kitchen area to the front of the property, with two large storage cupboards and a bay window to the front, beyond is a bathroom with a modern white suite and over bath shower, to the rear is a double bedroom, with an outlook onto the private car park. Outside are communal bicycle and bin stores and maintained gardens.

Length of lease remaining at time of listing: 112 years and 5 months - Annual service charge: £969.23 - Annual ground rent: £292.02 - Ground rent review period: Every 10 years, next review due 2034.

With a bright and exciting future, including everything you could possibly need for today's busy family lifestyles, Great Western Park near Didcot is a fantastic place to put down roots. Perfectly placed on the outskirts of Didcot, in an exciting new community with excellent transport links, this ideal place to call home is just 10 miles south of the historic university city of Oxford.



Didcot owes its importance today to its excellent transport links, with the town now designated as one of the three major growth areas in Oxfordshire. Didcot Parkway connects directly to Oxford c. 12 minutes, Reading c. 15 minutes and London Paddington in under an hour.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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