



10 King Alfred Drive, Didcot, OX11 7NU  
£229,995 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A unique first floor maisonette offering high specification, two bedroom accommodation in a desirable, quiet yet central, location less than 200m from the Orchard Centre and 0.6km from Didcot Parkway.

The property will have the benefit of a 999 year lease with zero ground rent. Features include gas central heating, double glazed windows and a stylish kitchen and shower room. There is a two car private driveway.

### Material information:

Tenure: Leasehold

Property is connected to mains gas, electricity, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property ([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 flood risk, there is a low flood risk at the property.





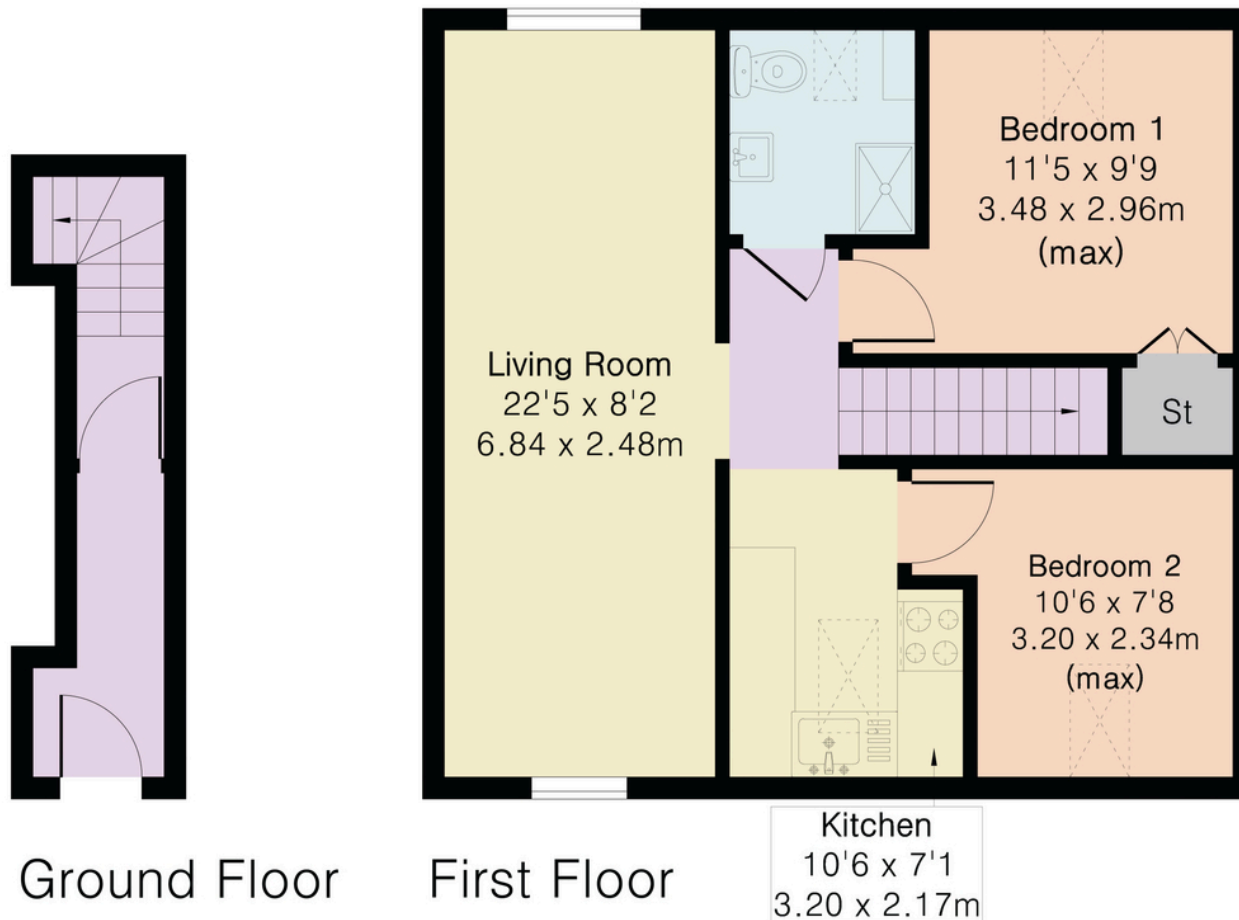
## Key Features

- Unique first floor maisonette
- High specification accommodation
- 999 year lease
- Gas central heating
- Double glazed windows
- Vacant possession
- Two car driveway
- EPC Rating: C
- Council Tax: B

## The Location

King Alfred Drive is a popular and convenient location in the heart of Didcot. Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 and there is also an excellent mainline train service into London Paddington approx. 45 minutes.

# Approximate Gross Internal Area 532 sq ft - 49 sq m



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.



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.

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777  
E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

