



7 Prior Court, Didcot, OX11 7AZ

Offers Over £210,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well appointed first floor apartment in this small development of just 10 properties in a quiet and convenient location within half a mile of the centre of town and Didcot Parkway.

Built approximately 12 years ago and finished to a good specification to include gas fired central heating and UPVC double glazed windows, this well designed apartment features an open plan living room with Juliette balcony, two bedrooms and a well appointed bathroom.

Other points of note include a long lease together with an owner controlled maintenance fee currently £360 per half year.

Some material information to note: Leasehold property. Gas central heating. Mains water, electrics and drainage. The property has an allocated parking space. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates good mobile availability with major providers with the possible exception of three. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.



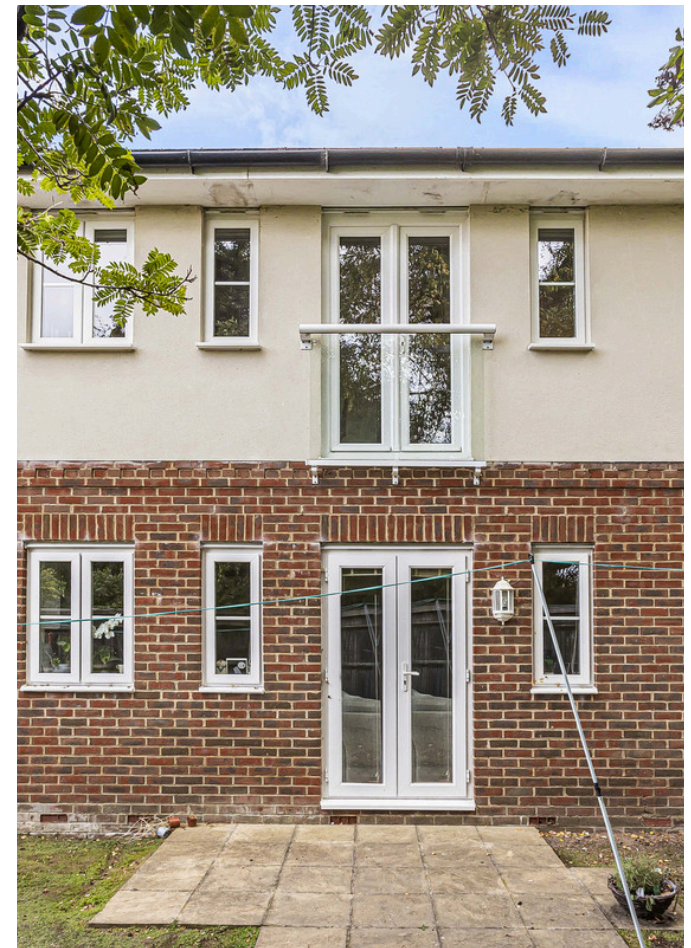


Key Features

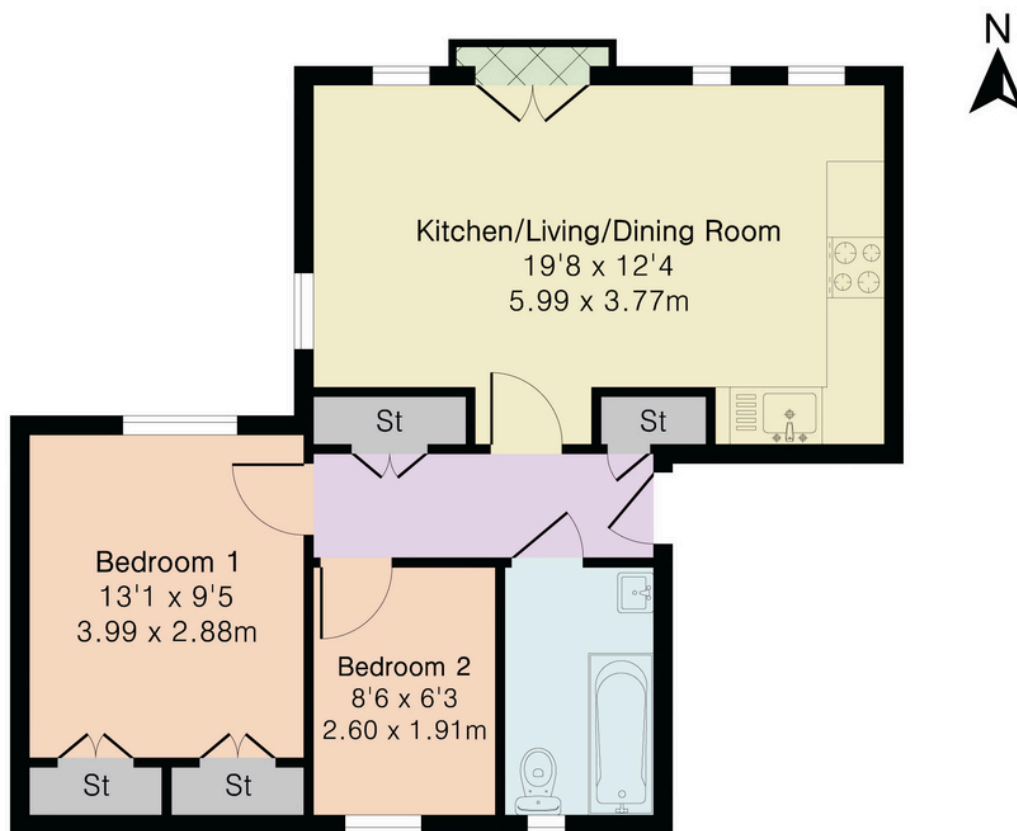
- Open plan living room/ kitchen with Juliet balcony
- Two bedrooms
- Gas central heating and double glazed UPVC windows
- Allocated parking
- Communal garden area
- Council Tax Band: B
- EPC Rating: C
- Lease: 116 years remaining
- End of chain
- Maintenance Charge £720.00 per annum

The Location

Prior Court is situated off Manor Crescent on the western side of town. Didcot offers comprehensive leisure and sporting facilities for all ages with The Orchard Centre shopping complex with a 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. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).



Approximate Gross Internal Area 521 sq ft - 48 sq m



First Floor

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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