



Fairacres Road, Didcot, OX11 8QZ

£110,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An immaculately presented and spacious one bedroom ground floor retirement property offering an extended lease and enjoying one of the best positions within the Marlborough Court apartment block.

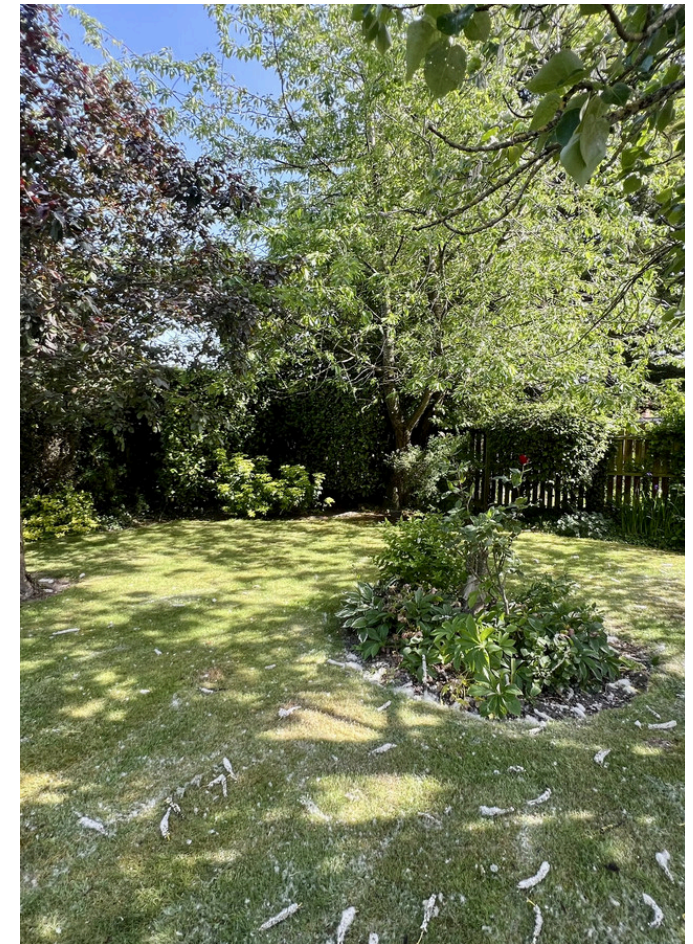
Situated on the ground floor, this particular apartment is one of a select few overlooking the gardens and has the added advantage of a refitted shower room, spacious bedroom with built in wardrobes, kitchen with window and a light and airy living/dining room with a door out onto a private patio area.

Marlborough Court is exclusively reserved for the over 60's offering sheltered living with a pull cord assist system and on-site manager. There are a variety of communal facilities including a communal lounge, laundry and guest suite.

The development is centrally located within Didcot with footpath access to Broadway being within half a mile of town centre facilities including the Orchard Centre Health Centre and Library.

Some material information to note: Leasehold retirement property. Current Service Charge: £2,899 pa. Ground Rent: 107.82 pa. Lease: 120 years remaining. Electric heating. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability with all major providers. The government portal generally highlights this as a low/unlikely area for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Any further information relating to 'The Register of Title' is available on request from the estate agent.





Key Features

- Offered to the market with no onward chain.
- One bedroom ground floor retirement property.
- Light and airy bedroom with built in wardrobes.
- Modern refitted shower room.
- Private patio area overlooking the communal gardens.
- Extended lease with 120 years remaining.
- Service Charge - £2,899 per annum.
- Ground Rent - £107.82 per annum.

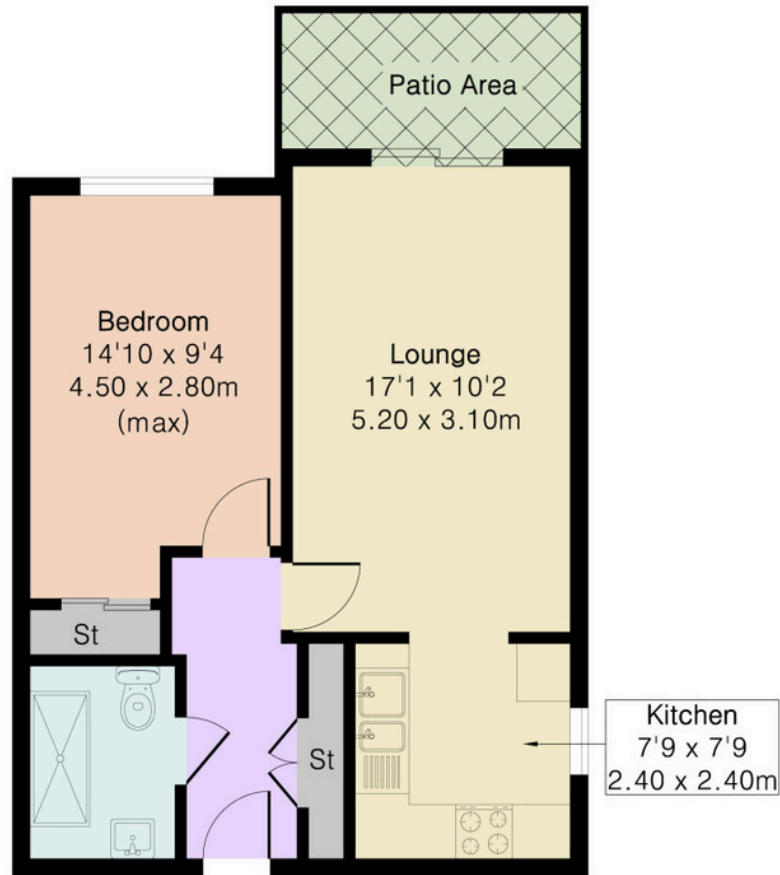


The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has the Orchard Centre shopping complex 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. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).



Approximate Gross Internal Area 475 sq ft - 44 sq m



Ground 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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