



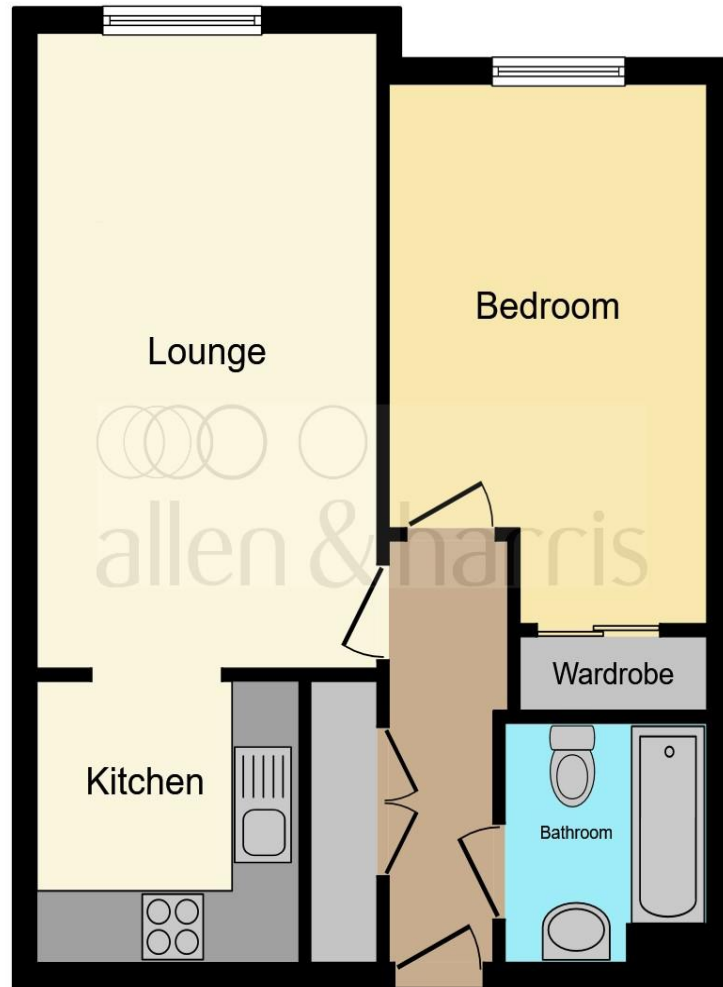
Fairacres Road, Didcot, OX11 8QZ

**Welcome to
Fairacres Road, Didcot**

Allen & Harris are pleased to offer this second floor retirement apartment with lift access. In brief the property comprises entrance hall with large storage cupboard, living room, kitchen and one double bedroom with fitted wardrobe.

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





Entrance Hall

Lounge

17' 3" x 9' 11" (5.26m x 3.02m)

Kitchen

7' 8" x 7' 7" (2.34m x 2.31m)

Bedroom One

14' 11" to built in wardrobe x 9' 2" (4.55m to built in wardrobe x 2.79m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Fairacres Road, Didcot

- Retirement Apartment
- One Double Bedroom
- Living Room
- Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2789.98

Ground Rent: 215.64

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



view this property online allenandharris.co.uk/Property/DID106509



Property Ref:
DID106509 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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