



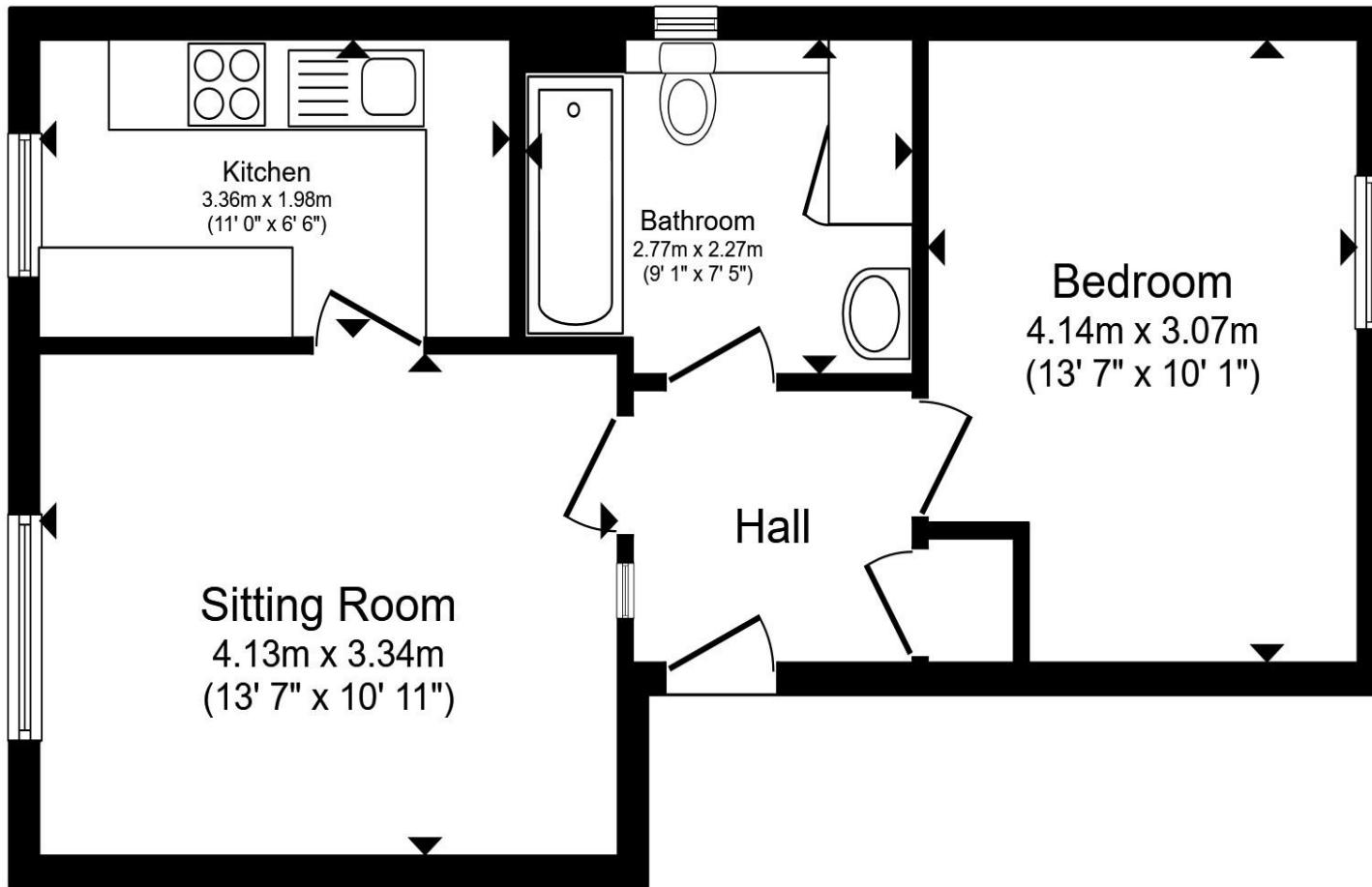
**Pebble Drive, Didcot, OX11 9RE**

## Welcome to

### Pebble Drive, Didcot

Allen & Harris are pleased to offer this very well presented first floor apartment. In brief the property comprises communal entrance hall accessed via an intercom system which is turn leads to a private front door to the property. As you access the property there is an entrance hall with storage cupboard, a living dining room with double glazed window to front aspect and electric wall heating, a kitchen with double glazed window to front aspect, stainless steel sink and drainer, space for cooker, space for fridge freezer, and plumbing for washing machine. There is one double bedroom with double glazed window to rear and space for wardrobes, and a bathroom with double glazed window, panelled bath with shower over, vanity wash hand basin, low level WC, and airing cupboard. Outside there is residents parking and communal grounds. Internal viewings are recommended.





Total floor area 44.2 m<sup>2</sup> (476 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## Welcome to

### Pebble Drive, Didcot

- One bedroom first floor apartment
- Extended lease with 151 years remaining
- One double bedroom and bathroom
- Residents parking and communal grounds
- Close to local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1027.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£172,500**



**view this property online** [allenandharris.co.uk/Property/DID106792](http://allenandharris.co.uk/Property/DID106792)

### Location

The town of Didcot offers a perfect location for families, commuters and young professionals with excellent local and regional transport links to London, Reading, Oxford or Birmingham via 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. 38 minutes. Central Didcot offers extensive shopping and leisure facilities with the newly renovated Orchard Centre which now offers a wider range of shops, two gyms, restaurants and a Cineworld cinema, as well as Cornerstone, a local Arts and Drama centre and various superstores including Sainsburys and Aldi. Ladygrove and Great Western Park provide a wealth of different property varieties as well as highly regarded primary and secondary schools including Didcot Girls School, Saint Birinus Boys School and Aureus Secondary School.



Please note the marker reflects the postcode not the actual property



Property Ref:  
DID106792 - 0003

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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