



7 Candytuft Way, Didcot, OX11 6FJ
£57,500 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

25% SHARED OWNERSHIP - A well-presented and spacious two double bedroom first floor apartment on the popular Great Western Park development.

The property comprises of entrance hall with two large storage cupboards, two double bedrooms, a main bathroom and a wonderfully bright and airy generous sized dual aspect open plan kitchen/living/dining room with fully integrated appliances.

The property also benefits from an allocated parking space plus numerous visitor spaces within the resident car park.

Some material information to note:

The property is of a brick construction. Current monthly rent payable £525.29. Monthly Service Charge Payable £128.48 This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of all major phone providers. (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a very low flood risk. If you require further information regarding covenants, boundaries, restrictions and charges these can be provided upon request.





Key Features

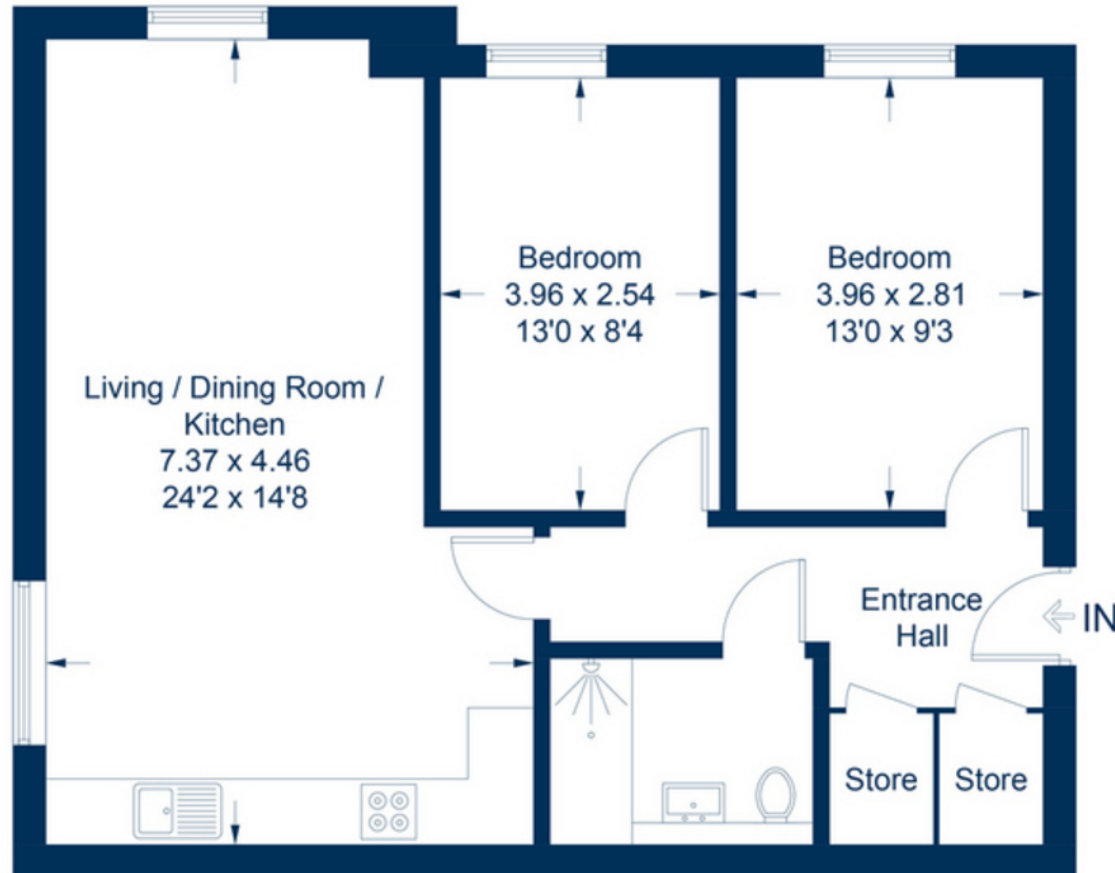
- Being sold with no onward chain.
- Spacious first floor apartment.
- Allocated parking.
- Located on the Great Western Park development.
- Council Tax Band: B
- EPC Rating: B
- Current Monthly Rent Payable: £525.29
- Monthly Service Charge payable £128.48

The Location

Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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 approx. 45 minutes.



Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

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

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS