

**Nuffield Close, Didcot, OX11 8TW**

allen & harris

***welcome to***

## Nuffield Close, Didcot

Allen & Harris are pleased to market this first-floor apartment offered for sale with no onward chain. The property is located on the first floor and briefly comprises communal entrance hall to the first floor with private front door to entrance hall with family bathroom one double bedroom and a living dining room with access to the kitchen. The property benefits from UPVC double glazing and gas radiator central heating. Outside there are communal grounds and off-road parking for residents and visitors.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







*welcome to*

# Nuffield Close, Didcot

- No Onward Chain
- One Double Bedroom
- First Floor Apartment
- Off-Road Parking
- UPVC Double Glazed

Tenure: Leasehold EPC Rating: C
Council Tax Band: A
Service Charge: 877.00
Ground Rent: 110.00

This is a Leasehold property with details as follows; Term of Lease 117 years from 02 Feb 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £150,000










Please note the marker reflects the postcode not the actual property

**view this property online** allenandharris.co.uk/Property/DID106804

The Property Ombudsman

Property Ref:
DID106804 - 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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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.