



12 Elm Park, Didcot, OX11 6DS

£225,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to market with a complete onward chain is this spacious and well presented two bedroom maisonette with private balcony.

The property comprises of, entrance hallway, main bathroom, storage cupboard and an open plan kitchen/diner living room with French doors out onto a private and generous sized balcony overlooking boundary park. On the first floor there are two generous sized bedrooms with en-suite shower room to the principal bedroom.

Additional benefits include a car port and allocated parking for 2/3 vehicles, gas fired central heating and UPVC double glazed windows. For the size, presentation and location to be fully appreciated a viewing is highly recommended.

Some material information to note.

Tenure - Leasehold.

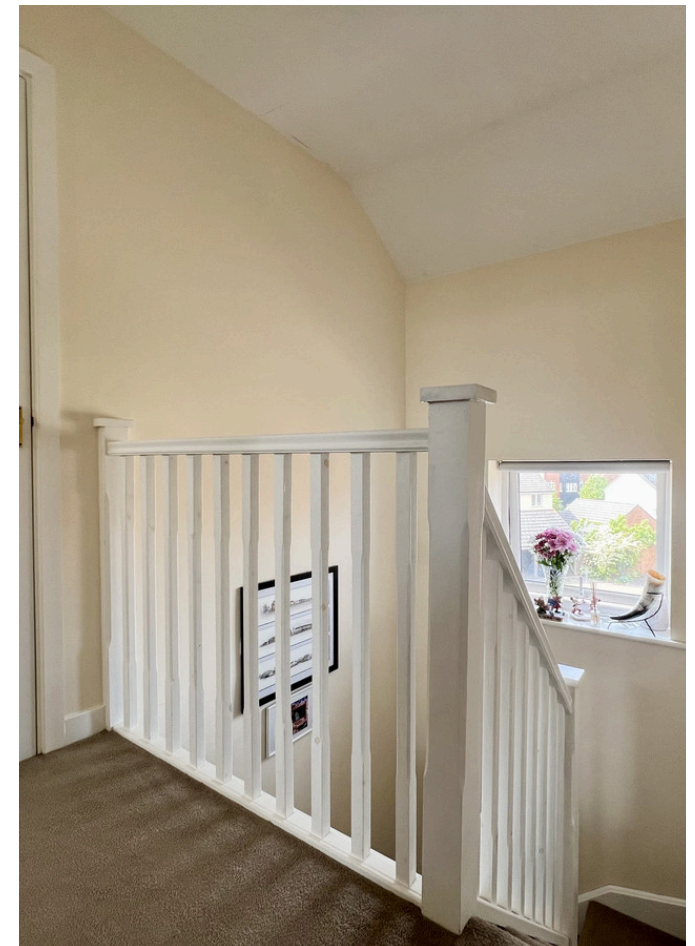
113 years remaining on the lease, £1,985.28 service charge per annum and £350 ground rent per annum.

The property is of a brick build construction.

The property is connected to mains electricity, gas and drainage.

Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile Coverage according to Ofcom, there is good coverage for all providers. (checker.ofcom.org.uk). Any further information relating to 'Register of Title' can be requested from the agent.



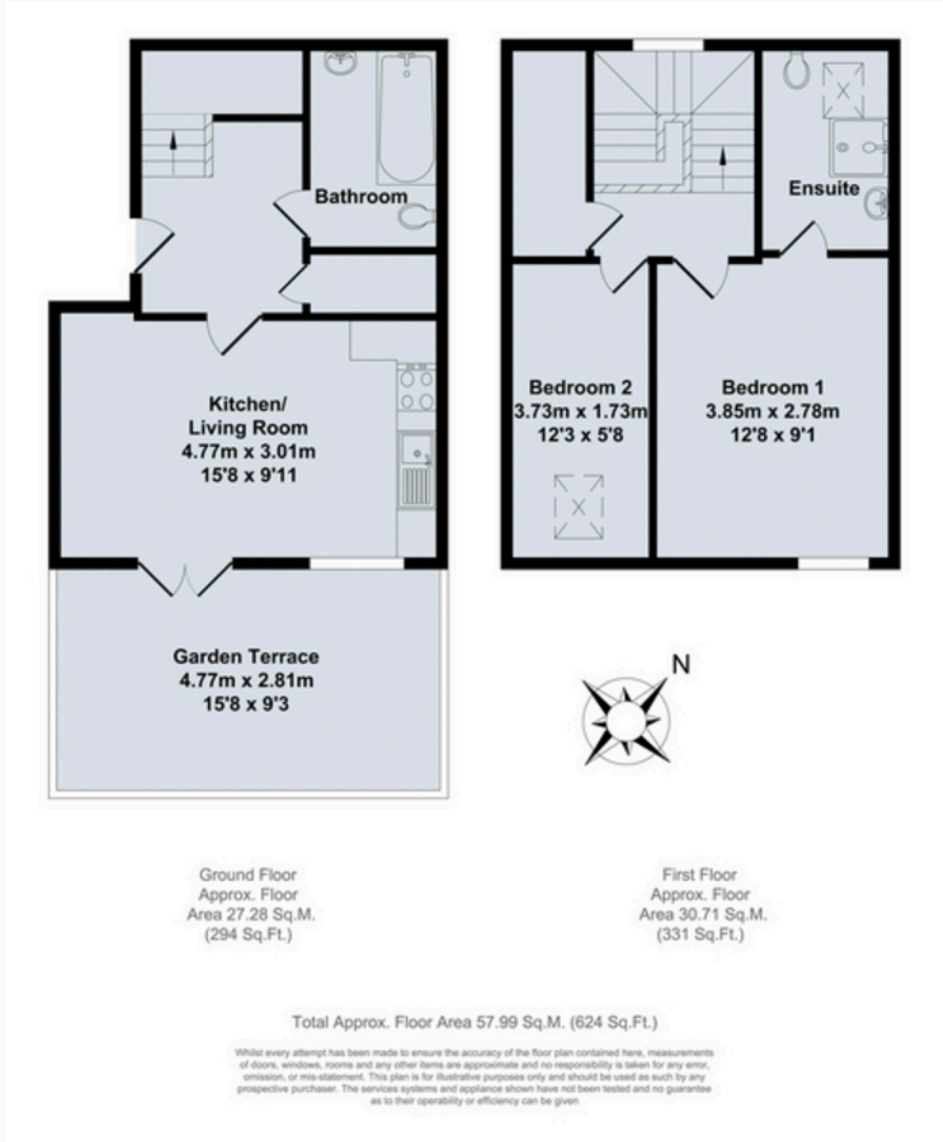


Key Features

- Two bedroom duplex apartment.
- Offered to the market with complete onward chain.
- En-suite shower room to the principal bedroom.
- Allocated parking with car port.
- Private balcony.
- Tenure - Leasehold.
- 113 years remaining on the lease.
- Ground Rent - £350 per annum.
- Service Charge - £1,985.28 per annum.
- Council Tax Band - B.

The Location

The 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. 40 minutes.



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.
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