



10 King Alfred Drive, Didcot, OX11 7NU
£215,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A unique first floor maisonette offering high specification, two bedroom accommodation in a desirable, quiet yet central, location less than 200m from the Orchard Centre and 0.6km from Didcot Parkway.

The property will have the benefit of a 999 year lease with zero ground rent. Features include gas central heating, double glazed windows and a stylish kitchen and shower room. There is a two car private driveway.

Material information:

Tenure: Leasehold

Property is connected to mains gas, electricity, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk).

According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property.





Key Features

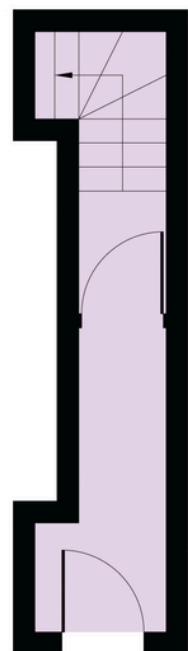
- Unique first floor maisonette
- High specification accommodation
- 999 year lease
- Gas central heating
- Double glazed windows
- Vacant possession
- Two car driveway
- EPC Rating: C
- Council Tax: B

The Location

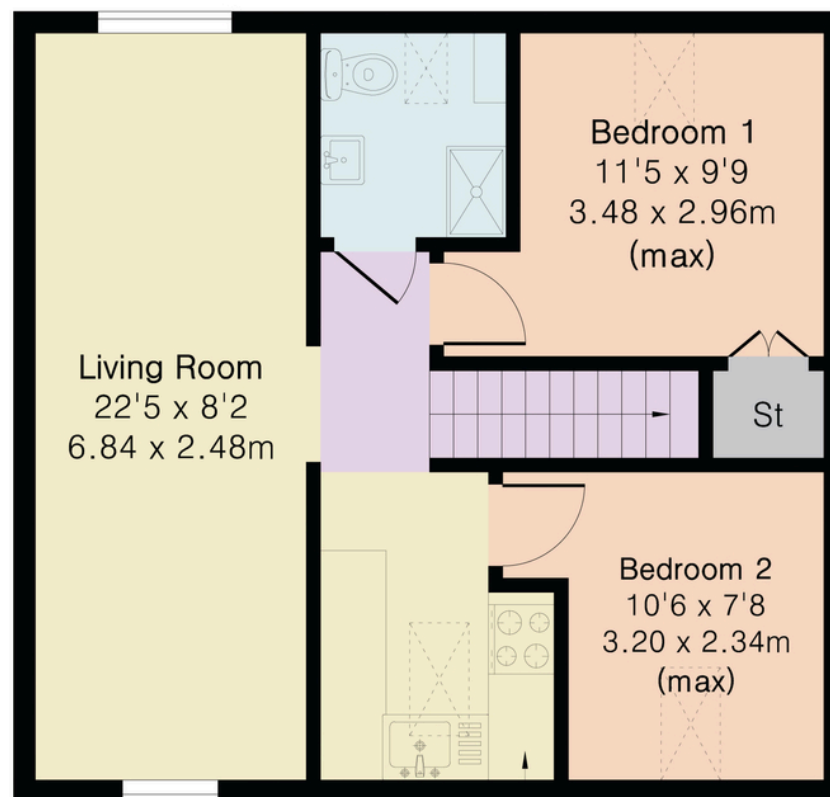
King Alfred Drive is a popular and convenient location in the heart of Didcot. Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent 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. 45 minutes.



Approximate Gross Internal Area 532 sq ft - 49 sq m



Ground Floor



First Floor

Kitchen
10'6 x 7'1
3.20 x 2.17m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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