



12 Scots Pine Way, Didcot, OX11 6GH
£220,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this spacious two double bedroom second floor apartment situated on the popular Brunel Rise development.

The property comprises of, entrance hall, two storage cupboards, main bathroom, an open plan kitchen living dining room with integrated appliances and a Juliette balcony. There are two double bedrooms with en-suite shower room and balcony off of the principal bedroom. Additional benefits include an allocated parking space, gas fired central heating and UPVC double glazed windows. For the size and location to be appreciated a viewing is recommended.

Some material information to note: Leasehold property. Gas central heating. Mains water, electricity and drainage. The property has allocated parking within the resident car park. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates a fair coverage mobile availability for the majority of major providers. Management Company – Remus Management. 116 years remaining on the lease. £1,536 annual service charge, £250 ground rent per annum. According GOV.UK Flood Risk, this property has a very low water flood risk. Any further information relating to the register of title then please contact the estate agent.





Key Features

- Two double bedroom second floor apartment.
- Balcony and en-suite shower room to the principal bedroom.
- Allocated parking space.
- No onward chain.
- Tenure - Leasehold.
- Council Tax Band: B
- EPC Rating: B
- 116 years remaining on the lease.
- £1,536 annual service charge.
- £250 ground rent per annum.

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and the Orchard Centre shopping complex 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. 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.

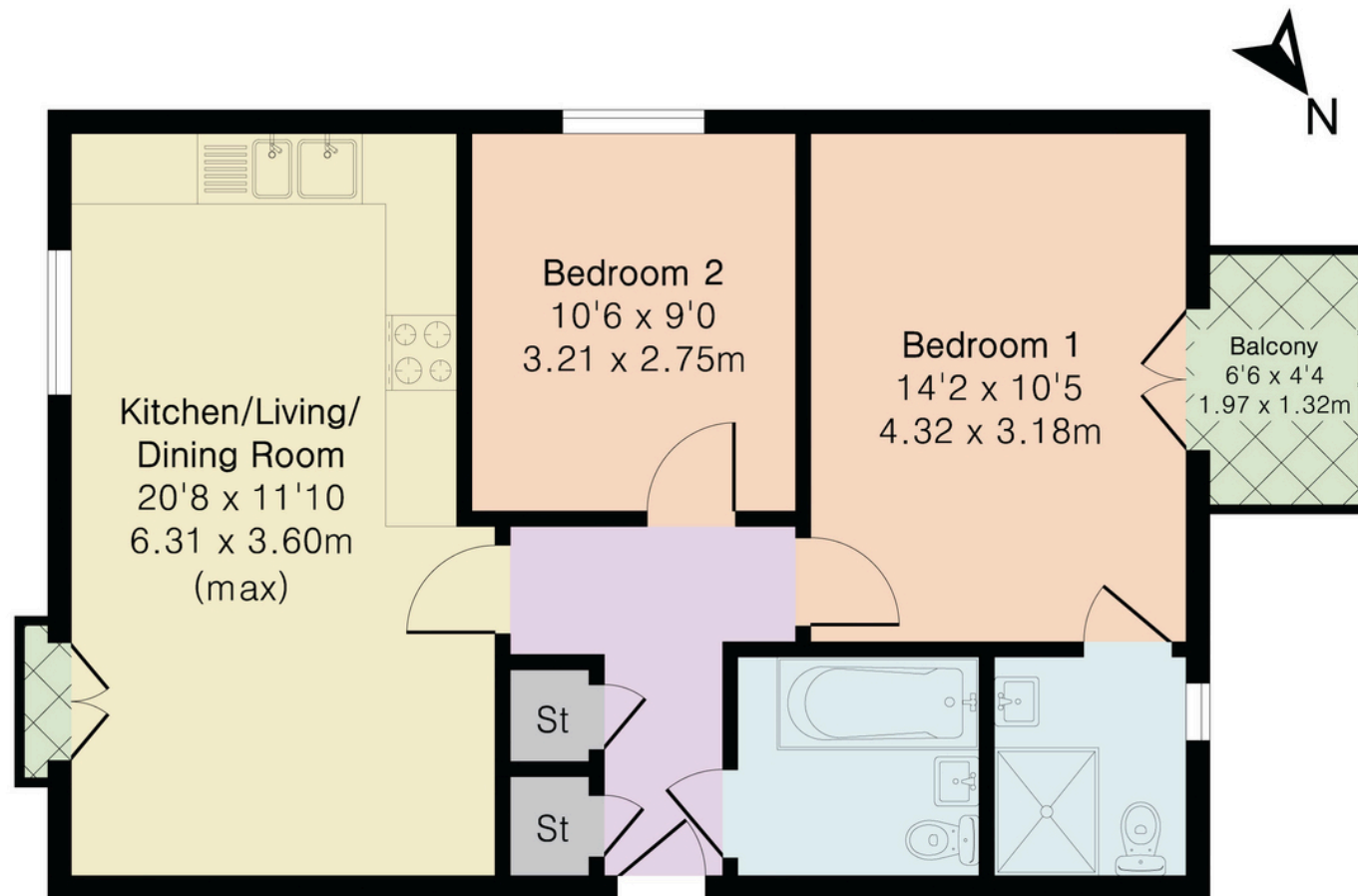
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Approximate Gross Internal Area 643 sq ft - 60 sq m



Second Floor