80 Fleet Way, Didcot, OX11 8DA

£219,000 Leasehold

THOMAS MERRIFIELD

SALES LETTINGS

The Property

A lovely two-bedroom ground floor maisonette on Fleet Way in Didcot, finished nicely throughout- with new flooring, heating, new bathroom, re-decorated throughout and a new kitchen.

The property is nicely finished throughout and has two bedrooms, one bathroom, a large open-plan living and dining room and a separate kitchen.

Outside, there is a front garden and parking, which is a great addition. The property is also conveniently located for the local shops, amenities and transport links in and around Didcot.

Material Information:
Leasehold property with a lease for 120 years. Service Charge: £56.00 per month and Ground Rent: Peppercorn. The property is connected to mains electricity, water and drainage. The property has electric heating. Broadband - according to Ofcom, standard to ultrafast are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage with the majority of providers. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. For all information available on the Register of Title, please contact the agent. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has some Artex ceilings throughout.

Key Features

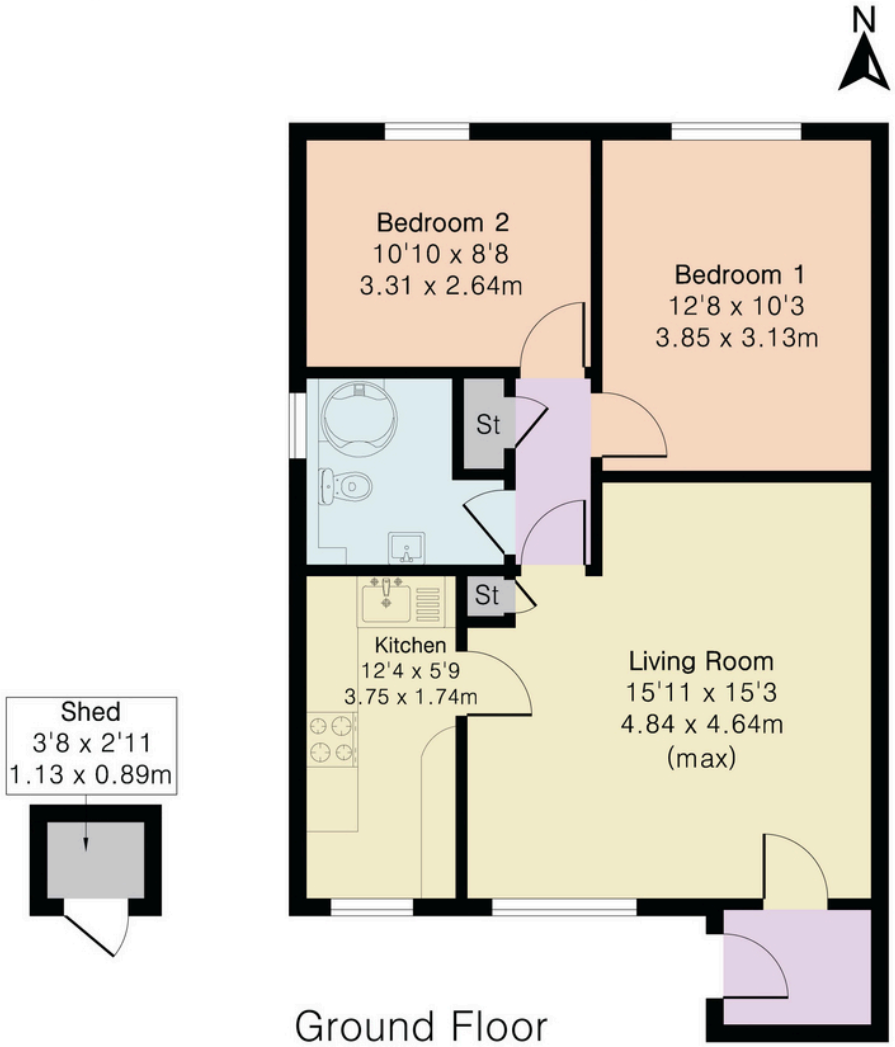
- Two allocated parking spaces.
- The property has been renovated throughout
- Two double bedrooms.
- Open plan living / dining room.
- Council Tax Band: B
- EPC Rating: D
- Leasehold: 120 years remaining
- Service Charge: £672.00 per annum
- Ground Rent: £125.00 per annum

The Location

Fleet way is a development of around 80 well space maisonettes set in open maintained grounds of around 4 acres. This property has the added advantage of two allocated parking spaces.

Didcot offers a varied range of leisure and sporting facilities for all ages including The Orchard Centre shopping complex, multiplex cinema, Cornerstone Arts Centre and numerous 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 to London (Paddington) from Didcot Parkway (approx. 40 minutes).

Approximate Gross Internal Area 662 sq ft - 61 sq m



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