



56 Franklin Gardens, Didcot, OX11 9FQ

Offers Over £254,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain, this spacious and well-presented top-floor apartment is situated within the popular Willowbrook Park development.

The accommodation comprises an entrance hallway with two useful storage cupboards, a modern bathroom, two generous double bedrooms, including a principal bedroom with an en-suite shower room, and a bright open-plan kitchen, living and dining area, providing an ideal space for both everyday living and entertaining.

Further benefits include gas central heating, UPVC double-glazed windows, an allocated parking space, and additional visitor parking.

Combining generous accommodation, excellent presentation and a sought-after location, this property is highly recommended for viewing.

Some material information to note:

The property is of brick construction and is connected to mains gas, electric, water and drainage. According to Ofcom checker ultrafast and superfast broadband is available at the property. According to Ofcom checker there is a good service on a range of phone providers. According to GOV.UK Flood Risk, the property is of a low flood risk.





Key Features

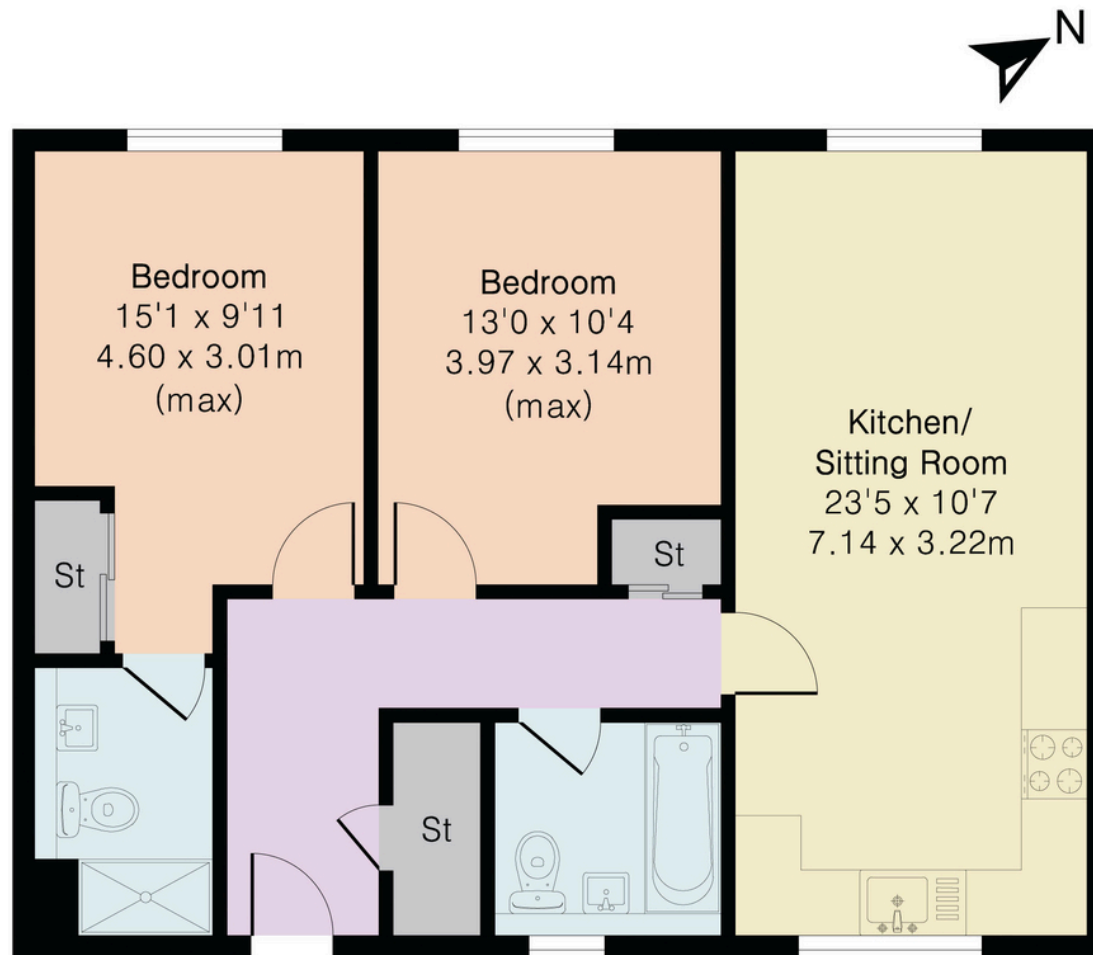
- No onward chain.
- Open plan kitchen / dining area.
- Benefits from NHBC warranty.
- Lease: 119 years remaining
- Service Charge: £1,464.00 per annum
- EPC Rating: B
- Council Tax Band: C

The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which 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. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes)



Approximate Gross Internal Area 744 sq ft - 69 sq m



Second Floor

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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