



35b Mereland Road, Didcot, OX11 8AU

£219,950 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



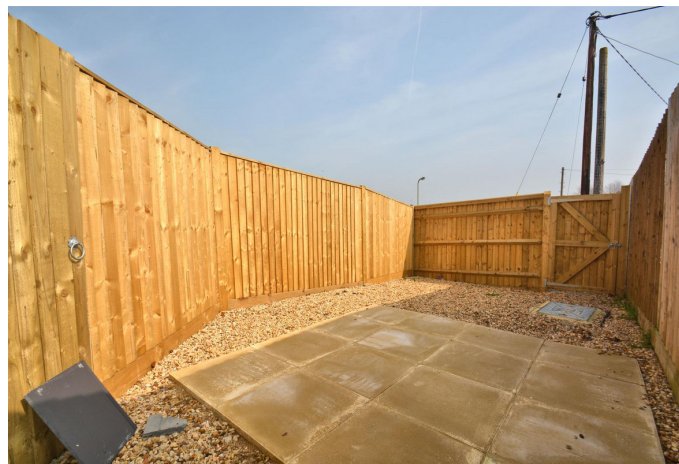
The Property

A rare opportunity to purchase a two bedroom purpose-built maisonette with the advantage of a 999 year lease and a zero ground rent and service charge conveniently situated with half a mile of town centre amenities.

This well appointed property features an open-plan kitchen/living room, two bedrooms, bathroom with shower, two allocated parking spaces and a private garden.

The property was built approximately 10 years ago and has the advantage of gas central heating and double-glazed replacement windows.

Material Information: Material Information: Leasehold maisonette with 999 year lease and a zero ground rent and service charge. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers with the possible exception of Three (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low flood risk.





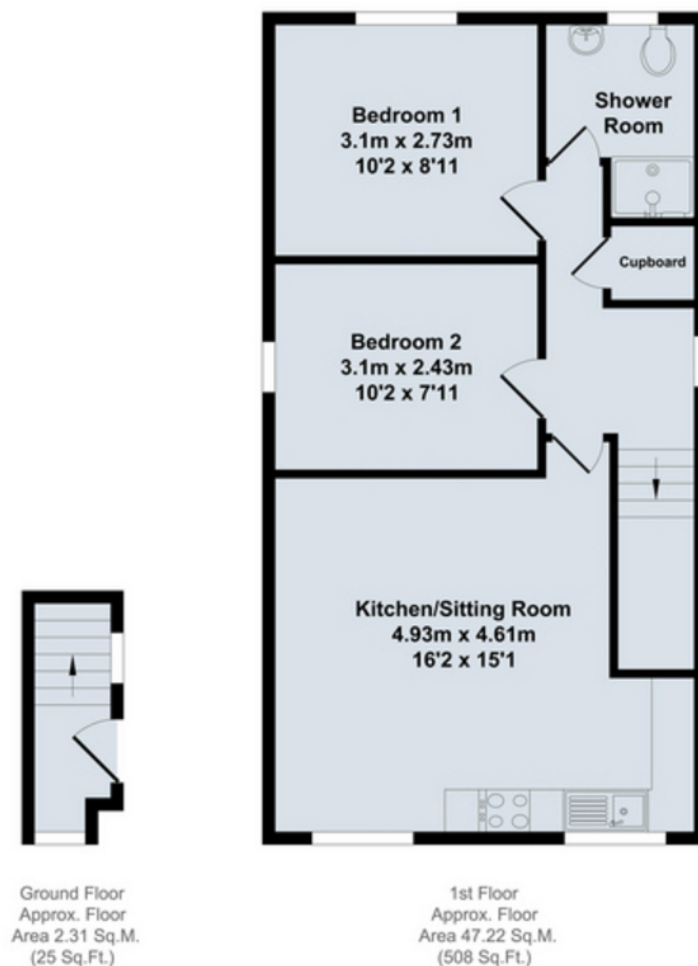
Key Features

- Open plan kitchen/living room
- Two bedrooms
- Private garden
- Two allocated parking spaces
- Gas central heating
- Double-glazed replacement windows
- EPC Rating: C
- Council Tax Band: B
- 0 Ground Rent and Service Charge
- Lease £987 years remaining

The Location

Mereland Road is situated approximately quarter of a mile from The Orchard Centre and half a mile from Didcot Parkway railway station. Didcot offers an extensive range of shops and leisure facilities including the Cornerstone Arts Centre, a variety of cafés and restaurants and a wide variety of sporting facilities.





Total Approx. Floor Area 49.53 Sq.M. (533 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given

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