



12 Blagrove Close, Didcot, Oxfordshire, OX11 7JW

A first floor two-bedroom maisonette with the advantage of gas central heating and double-glazed replacement windows, a private garden area and garage, quietly situated on a highly convenient and sought-after location close to the centre of town. The maisonette benefits from a very long lease with over 930 years remaining and a ground rent of £12pa.

Under Section 21 of the Estate Agents Act we are required to disclose that the vendor is related to an employee of Thomas Merrifield

The town of 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. There is also an excellent mainline train service into London Paddington, approx. 40 minutes.

THOMAS MERRIFIELD

SALES LETTINGS

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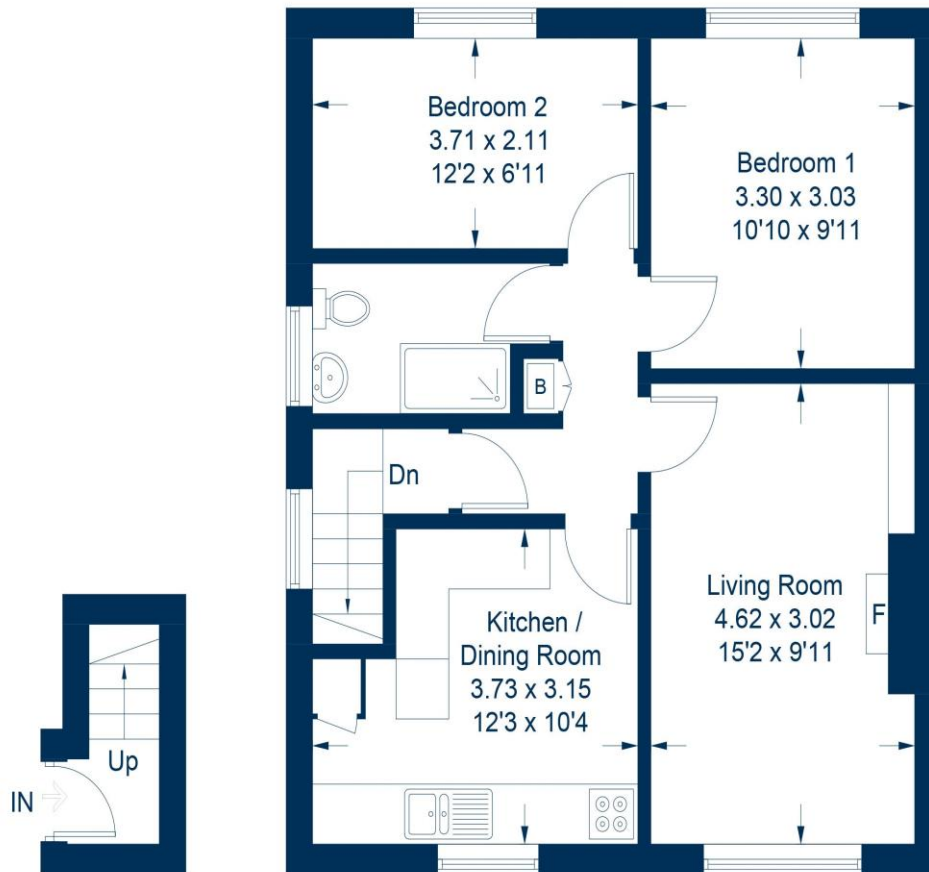
Price £215,000



Approximate Gross Internal Area
Ground Floor = 2.1 sq m / 23 sq ft
First Floor = 55.1 sq m / 593 sq ft
Total = 57.2 sq m / 616 sq ft



- 2 bedrooms
- Gas central heating
- Double glazed replacement windows
- Private garden area
- Garage
- End of chain
- Local Authority: South Oxfordshire District Council
- Council Tax Band: B
- Tenure: Leasehold



Ground Floor First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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