



52 Greenwood Way, Didcot, OX11 6GD

Offers In Excess Of £220,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well-presented and spacious two double bedroom top floor apartment on the popular Great Western Park development.

The property comprises of entrance hall with two large storage cupboards, two double bedrooms, a main bathroom and a wonderfully bright and airy generous sized dual aspect open plan kitchen/living/dining room with fully integrated appliances. The property also benefits from an allocated parking space plus numerous visitor spaces within the resident car park.

Some material information to note:

The property is of a brick construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of all major phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk))

According GOV.UK Flood Risk, this property has a very low flood risk. If you require further information regarding covenants, boundaries, restrictions and charges these can be provided upon request.







## Key Features

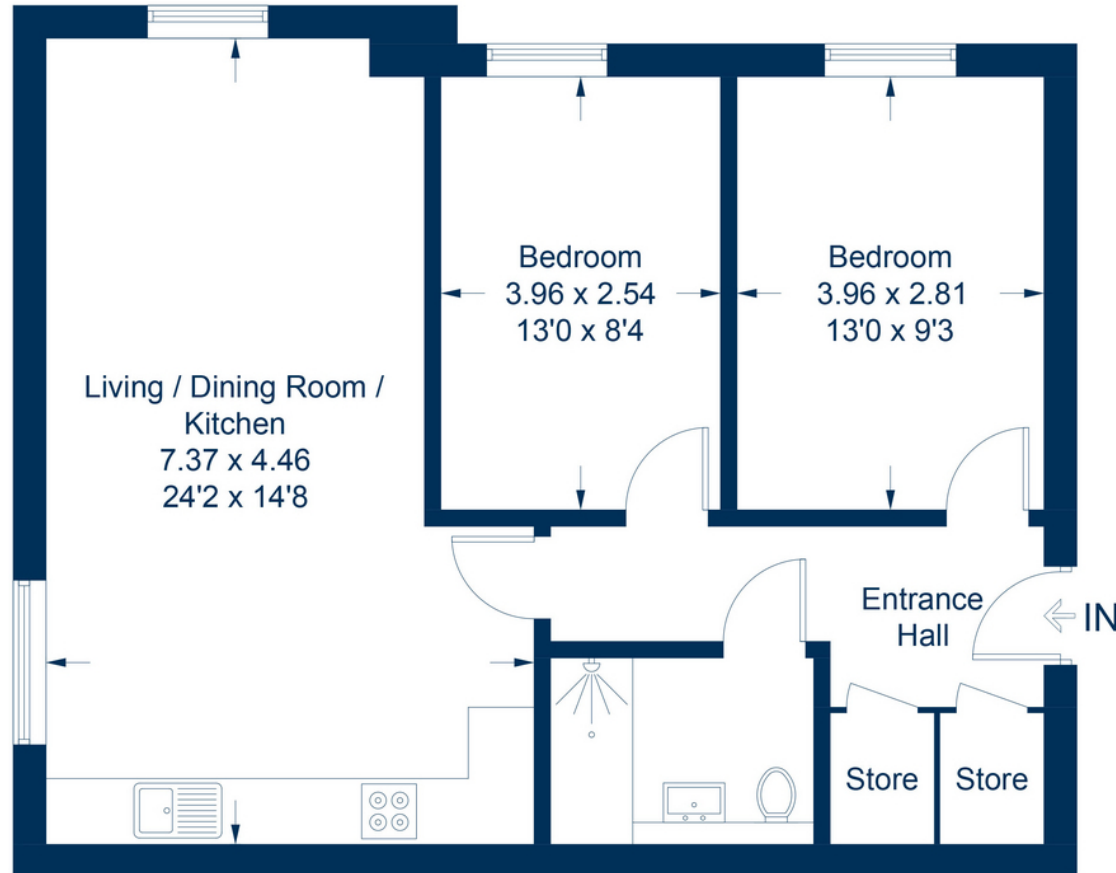
- Two bedroom apartment
- Excellent condition
- Open plan living
- Allocated off street parking
- Desirable location
- Remaining lease - 116 years
- Service Charge - £2,307
- Ground rent - £250
- Double bedrooms

## The Location

Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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. 45 minutes.



Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



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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