



5 Pebble Drive, Didcot, OX11 9RE  
£120,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A ground floor studio apartment quietly situated on the Millbrook development with the significant advantage of an extended lease of 189 years.

This ideal starter home or investment property comprises a studio living room, galley kitchen and bathroom and has the advantage of off street parking.

Some material information to note:

Tenure: Leasehold

Mains services - Electric, water and drainage.

Flood risk - Very low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile and data signals are available with a range of providers according to Ofcom checker.

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 are not aware of any covenants or restrictions that may affect the property. We are not aware of and adjacent planning consents that might affect value. For any further information relating to the register of title then please contact the estate agent.





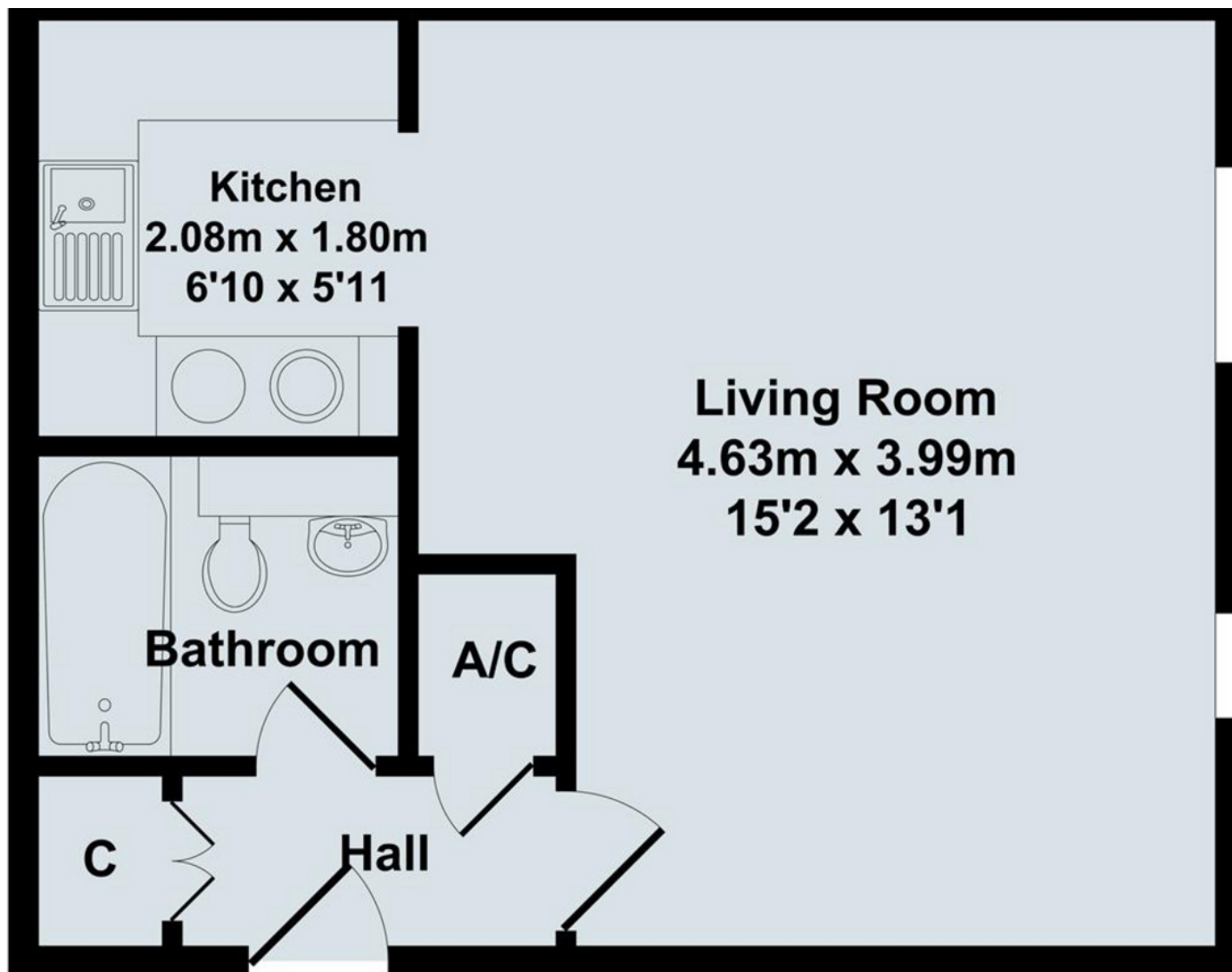
## Key Features

- Studio room with pulldown bed
- Gally kitchen with integrated appliances
- Long lease of 189 years from March 1987 (151 years remaining)
- Electric heating
- Vacant possession
- Ground Rent: £60 per annum
- Service Charge: £627.79 per annum
- Parking
- EPC Rating: C
- Council Tax Band: A

## The Location

Pebble Drive lies within the Millbrook development which is situated on the eastern side of town well placed for easy access to both Didcot Parkway railway station and the Orchard Centre main shopping area both of which are within half a mile of the property. Didcot offers a range of sporting and leisure facilities with excellent road and rail links to Oxford Reading and London.





Total Approx. Floor Area 27.27 Sq.M. (294 Sq.Ft.)



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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