



34 Diamond Drive, Didcot, OX11 6HB

£230,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented two double bedroom ground floor apartment situated on the ever popular Brunel Rise development.

The accommodation comprises of entrance hallway, bathroom, principal bedroom with en-suite shower room, further second double bedroom, currently being used as an office and a light and airy open-plan spacious kitchen/dining/living area with upgraded kitchen work surfaces and an integrated fridge/freezer.

Other benefits include gas fired central heating, UPVC double glazed windows, an allocated parking space and ample visitor parking spaces.

For the presentation and space to be fully appreciated, a viewing is highly recommended.

Some material information to note: Leasehold property. Gas central heating. Mains water, mains electrics, and mains drains. The property has allocated parking within the resident car park. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates a fair coverage mobile availability for the majority of major providers. Management Company – Remus Management. According GOV.UK Flood Risk, this property has a very low water flood risk. Any further information relating to the register of title then please contact the estate agent.





Key Features

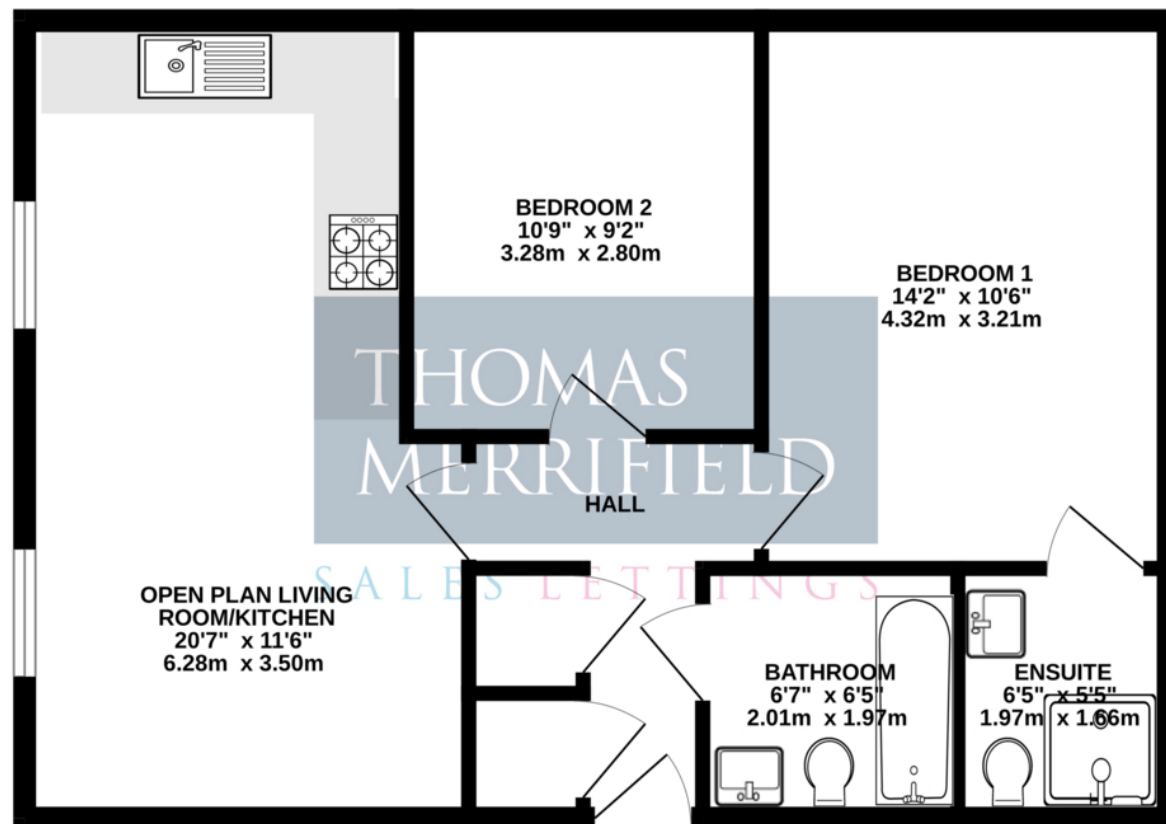
- Immaculately kept two bedroom ground floor apartment.
- Light and airy kitchen diner living room.
- En-suite shower room to principal bedroom,
- Allocated parking space with multiple visitor spaces.
- Lease Length - 117 years remaining.
- Ground Rent - £250.00 per annum.
- Service Charge - £1,445.29 per annum.
- Tenure - Leasehold.
- Council Tax B
- EPC Rating B

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and the Orchard Centre shopping complex 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.



GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 sq.m.) approx.
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