



LEASEHOLD GUIDE PRICE

**£205,000**

**22 Fleet Way**

Didcot OX11 8DA





This bright and airy two-double bedroom maisonette boasts an extended lease, offering you peace of mind for years to come. Fully modernised with a re-fitted kitchen, re-fitted bathroom, new carpets, and chrome light switches. This well-presented maisonette is the perfect place to call home.

- Two double bedrooms
- Chain free
- Extended lease
- Modern fitted kitchen
- White bathroom suite with window and shower

- Bright and airy large lounge/diner
- Landing storage area
- Entrance hall with storage
- UPVC double glazed windows and door
- Parking space



## SITUATION

Didcot offers a range of 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 leads to the M40 for the north and the M4 to the south. There is also an excellent mainline train service into London Paddington, approx. 40 minutes.

## DESCRIPTION

Step Inside to find a modern fitted kitchen with all the essentials. Crisp white bathroom suite featuring a shower and window.

Large lounge/diner with large picture window, perfect for relaxing and entertaining. Landing storage for added convenience, and an entrance hall for a welcoming first impression. There is double-glazed windows and door for optimal comfort and energy efficiency, an allocated parking space for your car, and is ideally situated within close proximity to Didcot Parkway mainline station for easy commuting.





## SERVICES AND MATERIAL INFORMATION

Council tax band: B

EPC rating: E

Length of lease-89 years remaining from date of listing.

Annual ground rent-£100.00

Ground rent review period-annually

Annual service charge-£576.00

Service charge review period-Feb annually



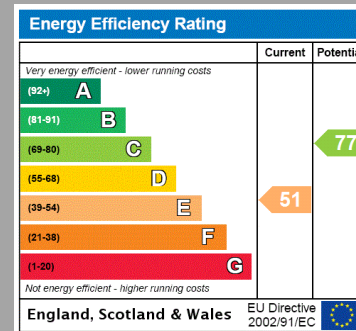


22, Fleet Way, Didcot, Oxfordshire, OX11 8DA



APPROX GROSS INTERNAL FLOOR AREA: 71 sq. m / 767 sq. ft

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