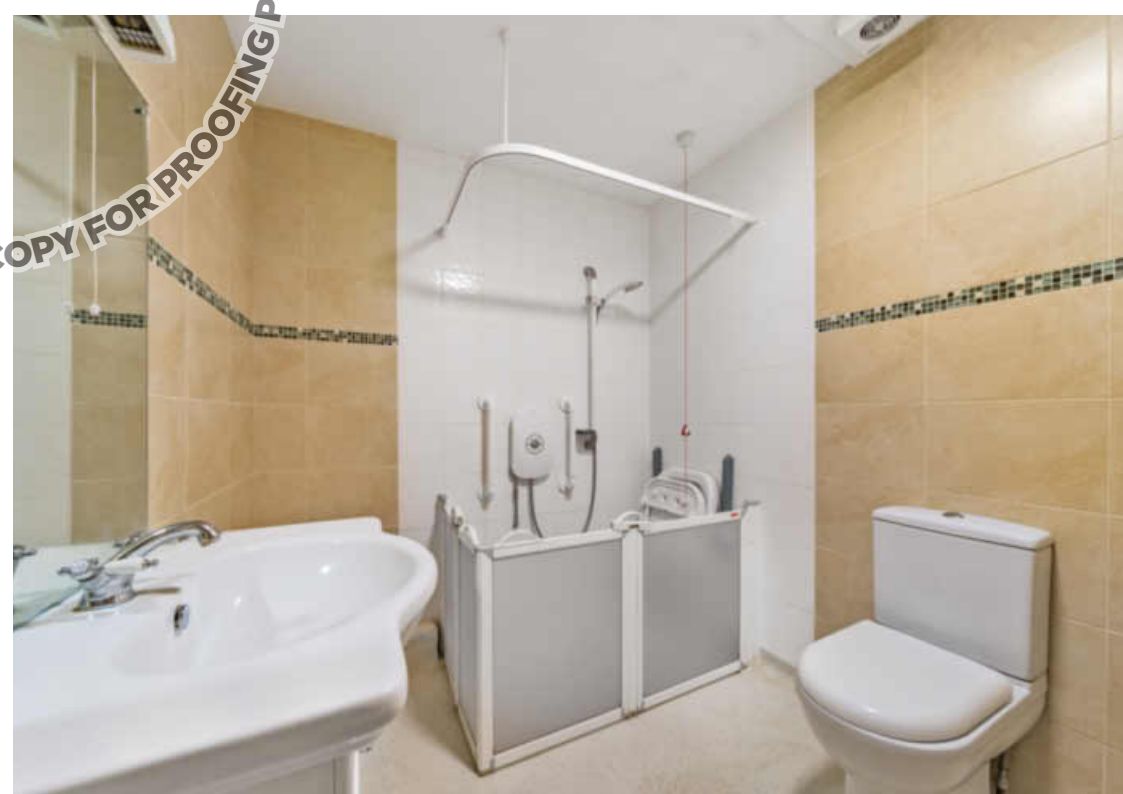
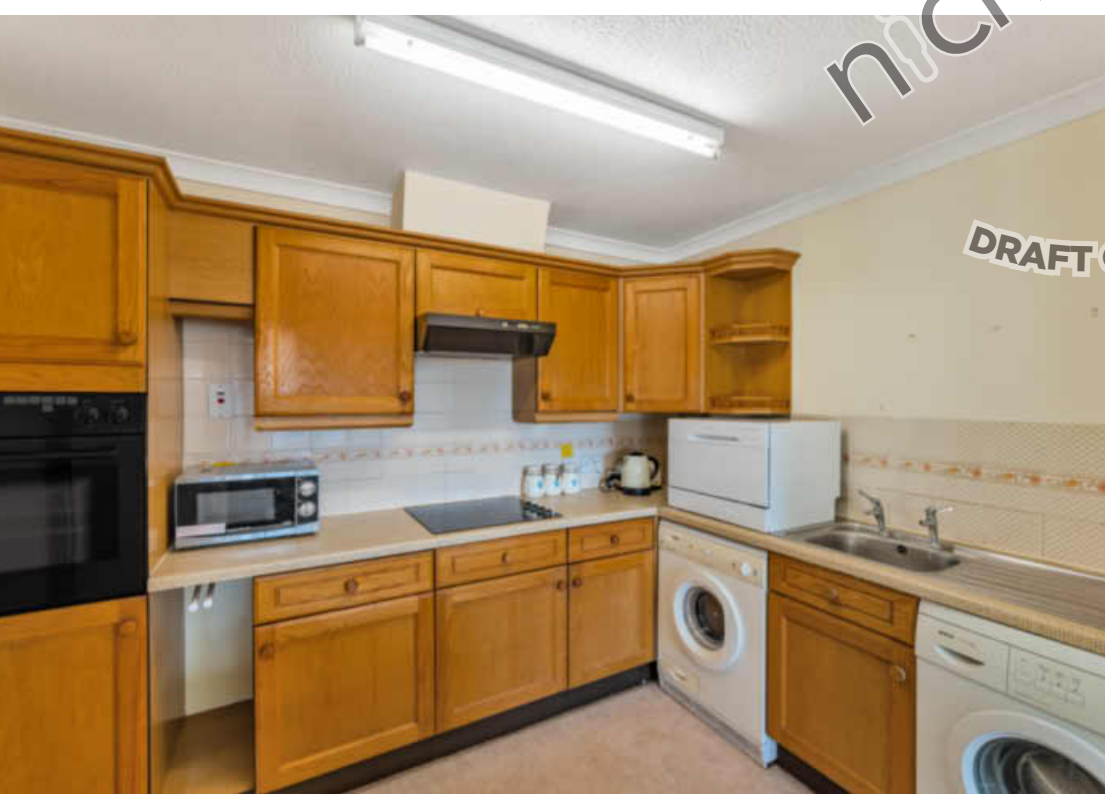




187 Marlborough Court, Didcot, OX11 8QZ



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# 187 Marlborough Court

## £200,000 Leasehold

A rarely available two-bedroom second-floor retirement apartment enjoying a southerly aspect overlooking the pretty communal gardens. This particular property has been well maintained including the replacement of the bathroom with a shower room. Marlborough Court is age restricted to those over 60 years of age. There is an on-site property manager and pull cord emergency assist link plus a variety of communal facilities in a very convenient central position within the town.

### Location



Situated in a well established area of Didcot town this property is in close proximity to a wide range of amenities including The Orchard Shopping Centre and Didcot Parkway mainline station. Doctors surgeries include Didcot Health Centre, Oak Tree, and Woodlands, with the Library and Bingo hall also nearby.

### Directions

From the Hodsons office turn right onto the Broadway proceed over two mini roundabouts then take the next left onto Ernest Road. Follow the road and at the T-junction turn left, where Marlborough Court will be found straight ahead.



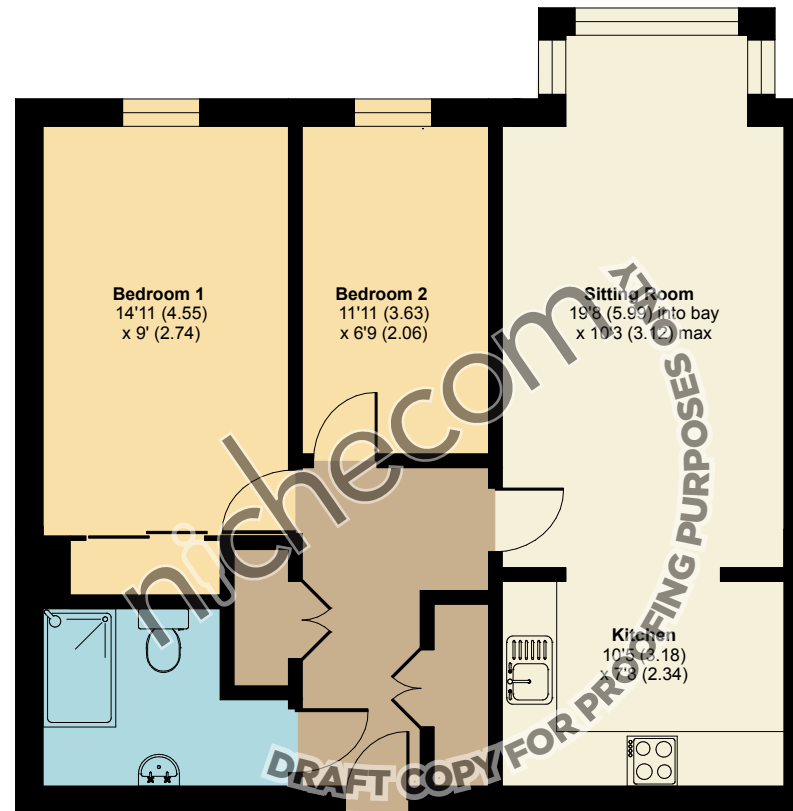
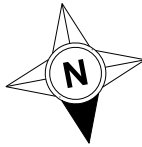
- Two-bedroom retirement apartment with on-site manager
- Light and airy lounge/dining room with bay window with views over garden
- Modern re-fitted walk-in shower room with pull down seat
- Well-equipped fitted kitchen, large communal gardens
- Electric heating and double-glazed windows
- Communal facilities including large residents lounge and launderette
- Maintenance charge per year is £3679.44 Ground rent per half year is £129.38

2		bedrooms	Council tax band	C
1		receptions	Tenure	Leasehold
1		bathrooms	EPC rating	C

# Fairacres Road, Didcot, OX11

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hodsons. REF: 934690

