



31 Blackthorn Road  
Didcot, Oxfordshire, OX11 6AY



JAMESGESNER  
- ESTATE AGENTS -



**31 Blackthorn Road  
Didcot  
Oxfordshire  
OX11 6AY**

**OIEO £190,000 LEASEHOLD**



This spacious one bedroom, ground floor apartment is situated in the heart of the Great Western Park with a private parking space, and no onward chain.

Accommodation is open plan with a large living room and kitchen area to the front of the property, with two large storage cupboards and a bay window to the front, beyond is a bathroom with a modern white suite and over bath shower, to the rear is a double bedroom, with an outlook onto the private car park. Outside are communal bicycle and bin stores and maintained gardens.

Length of lease remaining at time of listing: 112 years and 5 months - Annual service charge: £969.23 - Annual ground rent: £292.02 - Ground rent review period: Every 10 years, next review due 2034.

With a bright and exciting future, including everything you could possibly need for today's busy family lifestyles, Great Western Park near Didcot is a fantastic place to put down roots. Perfectly placed on the outskirts of Didcot, in an exciting new community with excellent transport links, this ideal place to call home is just 10 miles south of the historic university city of Oxford.



Didcot owes its importance today to its excellent transport links, with the town now designated as one of the three major growth areas in Oxfordshire. Didcot Parkway connects directly to Oxford c. 12 minutes, Reading c. 15 minutes and London Paddington in under an hour.



GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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