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19 LINACRE CLOSE, DIDCOT, OXFORDSHIRE, OX11 9RQ



- Offering a potential yield of 8%
- Modern and well presented
- Residents parking
- Low maintenance
- Just one mile from Didcot Parkway Station
- EPC rating C

Offers in excess of £120,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

A ground floor studio apartment in a private cul-de-sac, offering a potential yield of 8% (£800 pcm). Conveniently located in Fleet Meadow which is less than a mile from the Orchard shopping centre and exactly one mile away from Didcot Parkway Station. EPC C.

ACCOMMODATION

Upon entering the apartment there is an open plan living/kitchen area. A bathroom and two storage cupboards complete the accommodation.

OUTSIDE SPACE

Residents parking.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Mains Electricity and Water. Council Tax Band A. 100 year lease dating from 29th September 2016. There is an annual ground rent of £350 and current service charge of £634.84. The service charge charges are reviewed annually. The ground is next reviewed in March 2026. Should you proceed with the purchase of the property these details must be verified by your solicitor.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

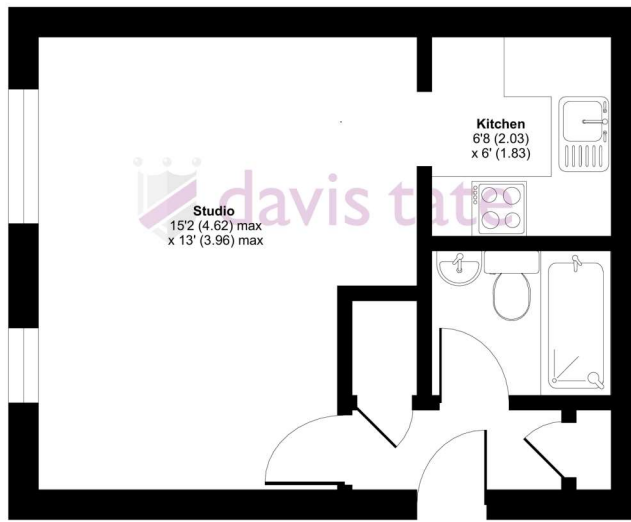
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 290 sq ft / 26.9 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Davis Tate. REF: 962794