



## Guide Price £147,000 Leasehold

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Well planned purpose built First Floor Flat in this prime Retirement Development. Completed by McCarthy and Stone in 1999 this property is available for the first time since then.

Features include Double Glazing Electric Storage Heating, Lounge/Dining Room, Kitchen, Double Bedroom and Bathroom.

There is a Secure Ground Floor Entrance with Lift and Stairs, Communal Lounge and Kitchen Ideal for Entertaining, Communal Laundry with Washing Machines and Tumble Driers.

Outside are Landscaped Communal Gardens with Footpaths and Seating plus Parking for Residents and Visitors.

Location is in this peaceful setting close to the River Thames Towpath and within a comfortable walk of Abingdon Town Centre.

Lease 125 years from 1<sup>st</sup> February 1998. Ground Rent £300 p.a. subject to Review. Half Yearly Service Charge 1<sup>st</sup> March to 31<sup>st</sup> August 2021 £1,280.17 Paid.

Price Guide £147,00 Leasehold. Early Possession. No Chain.

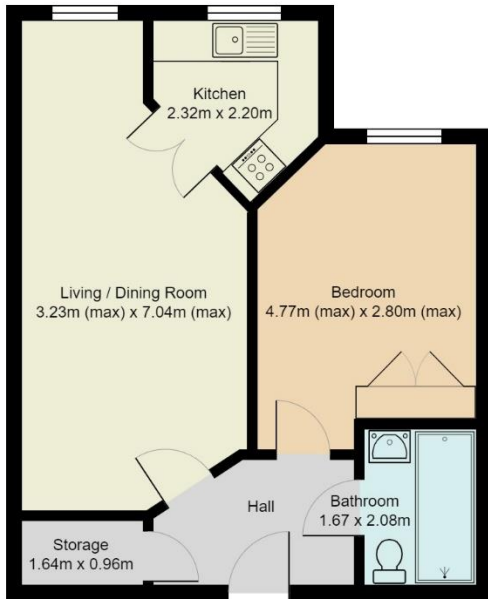
### Property Features

- Spacious First Floor Apartment on the McCarthy & Stone Retirement Development
- Secure Ground Floor Entrance with Lift and Stairs
- Lounge/Dining Room
- Double Bedroom with mirror Wardrobes
- Kitchen
- Allocated Residents & Visitors Parking
- Beautifully presented Landscaped Communal Gardens
- Within walking distance of Abingdon Town Centre
- No Chain





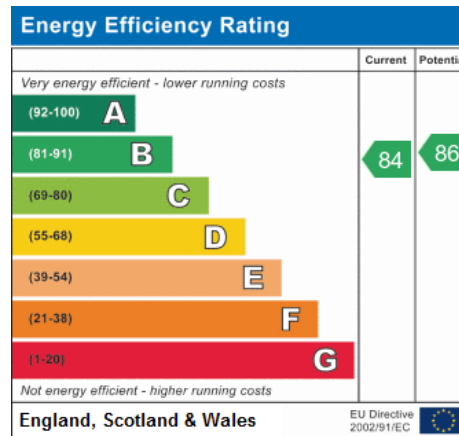




16 Mill Stream Court, Abingdon

Total Area: 50.7 m<sup>2</sup> ... 546 ft<sup>2</sup>

All measurements are approximate and for display purposes only



#### Local Authority

Vale of White Horse District Council

#### Council Tax

Band B

#### Tenure Information

Leasehold

#### Viewings

Strictly by prior appointment only

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