



Guide Price £195,000 Freehold

This spacious Second Floor Flat is available Chain Free for early completion.

Features include Double Glazing, Electric Heating, Entryphone Security, Living Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Bathroom, Separate W.C. Residents Parking, Garage and Communal Grounds.

Location is in South Abingdon conveniently located for the Town Centre, schools and other amenities.

Some modernisation and refurbishment are required which will appeal to both investors and owner occupiers. 125 Year lease from 1st August 1984. Service Charge £55.63 per month. Ground Rent £10.00 per annum.

Viewing recommended by Sole Agents.

Property Features

- Redecorated throughout
- Double Glazing
- Electric Heating
- Living Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Bathroom
- Separate W.C.
- Residents Parking and Garage
- Communal Grounds





Lounge



Kitchen



Bedroom 1

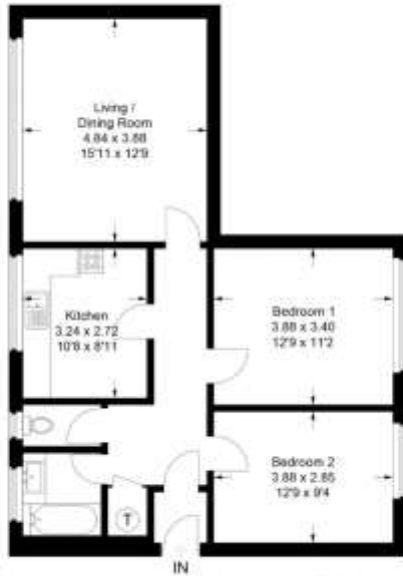


Bedroom 2



Bathroom

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	62
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Authority

Vale of White Horse District Council

Council Tax

Band B

Tenure Information

Leasehold

Viewings

Strictly by prior appointment only

4 Bath Street
Abingdon
Oxfordshire
OX14 3QH

01235 553376 / 07831 301001
abingdon@oxfordshireestates.com
www.oxest.co.uk