



30-33 QUEEN ST.  
ABINGDON-ON-THAMES



Welcome to Queens Street, a small development of newly converted two-bedroom apartments conveniently located overlooking the market square in central Abingdon-on-Thames.



APARTMENT 3 (LIVING & DINING) >>



# At home in Abingdon »

This historic, yet modern market town is surrounded by the stunning south Oxfordshire countryside resting on the northwest banks of the River Thames where the River Ock at St Helen's Wharf joins the Thames.





◀ IMAGES  
CLOCKWISE  
Abingdon Town  
Centre, East St  
Helens St, High  
St Stopping,  
The Thames  
River, St  
Nicolas Church

The Market Square is the central hub of the town with the County Hall offering a stunning backdrop, with Stert Street directly off the eastern edge of the square; you really couldn't ask for a better location.

The streets that lead from the town with a variety of shops and cafés, provide plenty of places to meet friends and to watch the world go by.

There's a great choice of places to eat out, ensuring all tastes are catered for. From coffee shops and tea rooms to international cuisine restaurants and traditional pubs.

State of the art sporting facilities are available at the White Horse Leisure and Tennis centre in addition to rowing and sailing clubs on the Thames.

The town is perfectly located midway between Oxford and Reading and provides superb road links to the M4 to the south and M40 to the north, both accessed via the A34.

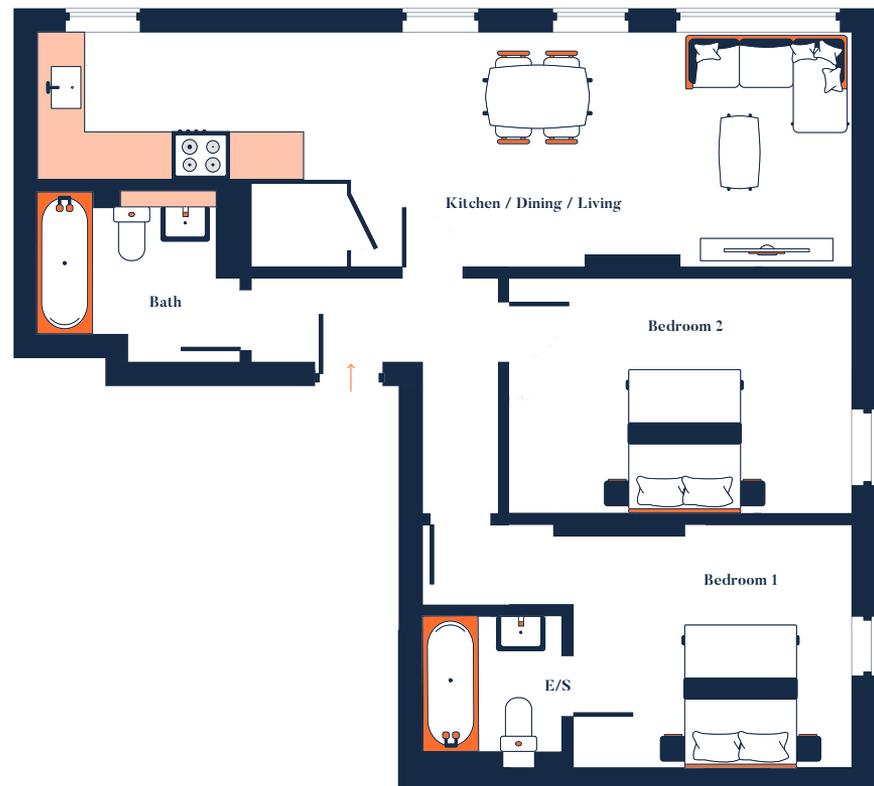
Oxford city centre is just 8.6 miles away, with Didcot parkway railway station, providing access into London Paddington, (40 minutes), also within 8 miles.

## ◀ STAY AT THE CENTRE

# Apartment One

Apartment one welcomes you with an entrance hall, spacious kitchen/living room complete with integrated appliances including Bosch oven, Neff ceramic hob, Indesit dishwasher, and Amica fridge/freezer.

There are two bedrooms, with an ensuite bathroom to the master and a main bathroom with rainfall and handheld showers over the bath.



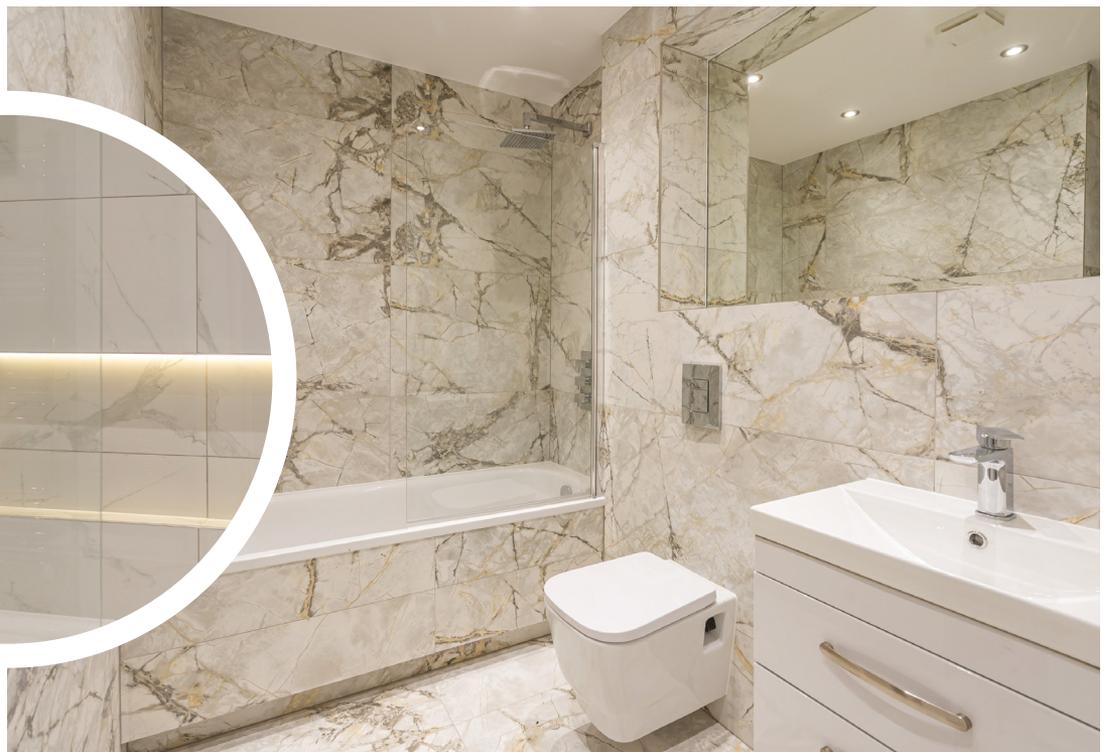
## DIMENSIONS

Kitchen/Dining 10.2m x 2.95m 33'7" x 9'8"

Bedroom 1 5.42m x 3.05m 17'9" x 10'0"

Bedroom 2 4.30m x 2.97m 14'1" x 9'9"

**TOTAL: 69.8 sq.m. / 751 sq. ft.**



» IMAGES

CLOCKWISE FROM LEFT:  
Dining Room (From Kitchen),  
Kitchen, Bathroom, Bathroom,  
Bedroom 2

# Apartment Two

Apartment two welcomes you with an entrance hall, bay fronted living room/kitchen, overlooking market square, complete with integrated appliances including Bosch oven, Neff ceramic hob, Indesit dishwasher, and Amica fridge/freezer.

There are two bedrooms, with an ensuite shower to the master and a main bathroom with rainfall and handheld showers over the bath.



## DIMENSIONS

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Kitchen/Living	6.70m x 4.41m	22'0" x 15'1"
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Bedroom 1	5.11m x 3.20m	16'9" x 10'6"
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Bedroom 2	3.40m x 2.52m	11'2" x 8'3"
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**TOTAL: 71.6 sq.m. / 771 sq. ft.**



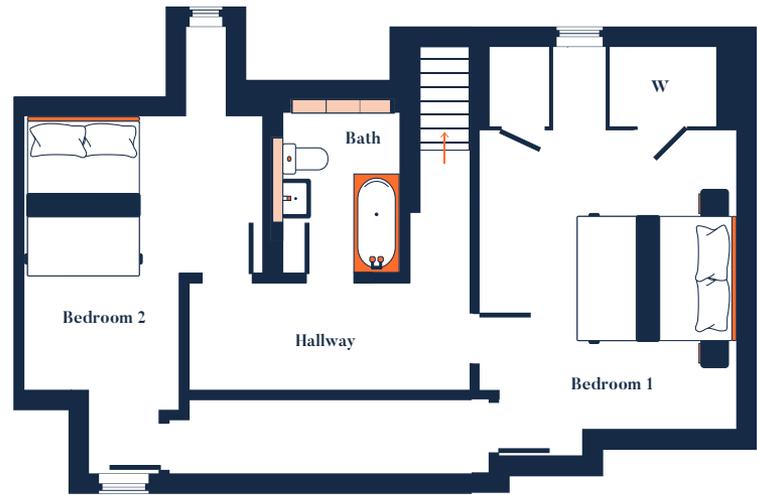
» IMAGES  
CLOCKWISE FROM LEFT:  
Bathroom, Kitchen  
Bedroom 1, Living Room,  
Bedroom 2

# Apartment Three

Apartment three is the jewel in the crown with accommodation laid out over two floors.

A spacious entrance hall leads to the kitchen with integrated appliances including Bosch oven, Neff ceramic hob, Indesit dishwasher, and Amica fridge/freezer, and a living room with large sash style windows overlooking market square.

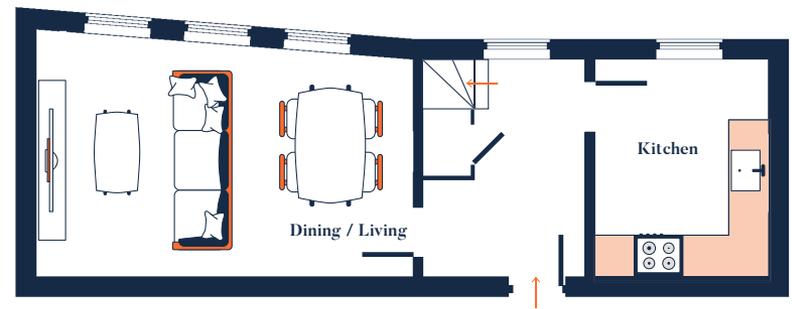
The first floor offers two bedrooms, with two recessed cupboards to the master, a bathroom with rainfall and handheld showers over the bath, in addition to a large storage space.



## DIMENSIONS

Kitchen	3.24m x 2.61m	10'8" x 8'7"
Living/Dining	5.63m x 3.68m	18'6" x 12'1"
Bedroom 1	6.12m x 3.85m	20'1" x 12'8"
Bedroom 2	4.09m x 3.65m	13'5" x 12'0"

**TOTAL: 97.6 sq.m. / 1,050 sq. ft.**





» IMAGES  
CLOCKWISE FROM LEFT:  
Bathroom, Bedroom 2  
Kitchen, Stairwell/Landing  
Bedroom 1

# Apartment Four

Apartment four is somewhat unique for the centre of Abingdon with its very own walled, roof top garden.

It offers a living room/kitchen complete with integrated appliances including Bosch oven, Neff ceramic hob, Indesit dishwasher, and Amica fridge/freezer, with doors leading out to the large terrace, in addition to two bedrooms and a bathroom with rainfall and handheld showers over the bath.



## DIMENSIONS

Kitchen/Dining	10.2m x 2.95m	33'7" x 9'8"
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Bedroom 1	5.42m x 3.05m	17'9" x 10'0"
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Bedroom 2	4.30m x 2.97m	14'1" x 9'9"
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**TOTAL: 56.7 sq.m. / 610 sq. ft.**



» IMAGES

CLOCKWISE FROM LEFT:

Bathroom, Bedroom 1,  
Kitchen, Living/Dining  
Living/Dining to Terrace

- 33 QUEEN STREET -



APARTMENT 4 (KITCHEN & LIVING) >>

- STAY AT THE CENTRE -





◀ LOCATION  
30-34 Queen St  
Abingdon-on-Thames  
OX14 3LN

**Breckon & Breckon**  
est.1947

## VIEWINGS BY APPOINTMENT

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# Specification

## General:

- Sealed unit doubled glazed windows, (Sash style windows to front)
- Video entry phone system
- All bedrooms carpeted
- Tiled walls and floors in bathrooms and ensuites
- Recessed ceiling spotlights throughout
- Wall downlighters in some bedrooms
- Airmaster electric radiators
- Luxury Vinyl Tile in hallways

## Kitchens:

- Neff ceramic electric hob
- Cooker hood
- Bosch single electric oven
- Amica integrated fridge/freezer
- Soft close kitchen units
- Blanco stainless steel sink units
- Composite quartz worksurfaces

## Bathrooms:

- Panelled bath with handheld and rainfall showers
- Hand Basin with drawers below and mixer tap
- Bathroom mirror
- Heated towel rail
- Ensuites to 30 and 31

## External:

- Communal entrance lobby to the building
- Separate communal entrance hall to first and second floors
- Walled roof garden to number 32
- Bin/bike store

## Please note:

Please note some of the images used have been virtually staged and are for indicative purposes only. EPC available upon request.



