



JUNIPER COURT, ABINGDON, OX14 5UB



OVERVIEW

Competitively priced for early sale, this remarkably spacious accommodation of some 632 square feet is a great feature of this top floor flat. Tastefully decorated throughout to highlight the layout we recommend early inspection. There is Entryphone security with stairs to entrance hall. Leading to living room 4.7m x 4.5m and separate kitchen/dining room 4.7m x 2.5m with range of units, seating area and a deep Velux window giving plenty of natural light. The double bedroom is a well-proportioned 5m x 4.7m with scope for study area or similar use.

Bathroom with wash basin, lavatory and panelled bath with new electric shower. There are also built in storage cupboards with some additional capacity in the eaves accessed from the bedroom. UPVC Double Glazing and off peak heating.

Outside there is an allocated parking for residents and visitors. Conveniently located for Abingdon Town Centre, schools and other amenities, this property will appeal to both investors and owner occupiers. Lease for 125 years from 29th September 1988. Some material information to note: Standard construction brick and tiled roof Mains drains, water and electricity. Ofcom checker indicates standard and superfast broadband is available at this property. Ofcom checker indicates mobile availability is available with O2, Vodafone, EE and Three



KEY INFORMATION

TENURE: LEASEHOLD

SERVICE CHARGE: AVAILABLE BY REQUEST

GROUND RENT: £200.00 PER ANNUM

COUNCIL TAX BAND: B

CHAIN FREE: NO

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

STORAGE TO EAVES EXTENDING THROUGH TO KITCHEN
5' 4" (1.6m) DEPTH



GROSS INTERNAL AREA
FLOOR PLAN 632 sq. ft.
EXCLUDED AREA: REDUCED HEADROOM 42 sq. ft.
TOTAL: 632 sq. ft.



Full details available at: www.oxest.co.uk

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