



Oliver  
James



## Ladygrove Court, Abingdon, OX14 5DB

**£345,000**

### Description

A three bedroom town house in this small select, mixed development of 21 houses and apartments.

The property features an separate hall and kitchen plus cloakroom and reception room with french doors leading out onto the rear garden.

On the first floor there are three bedrooms and a family bathroom. There is gas central heating to radiators and the property features double glazing.

The is private and enclosed with gated rear pedestrian access and there is the added benefit of two allocated parking spaces.

Located within walking distance of the town centre and only a short walk from the bus stops serving both Milton Park and Oxford. Quick access by car to the A34, Milton Park, Harwell campus and Oxford.





### Location

The market and riverside town of Abingdon is situated 6 miles south of Oxford on the west bank of the river Thames. The A.34 links Abingdon with Oxford to the North and Didcot to the south both providing railway links to London Paddington (approximate journey time 35 minutes from Didcot).

The town has a comprehensive range of both independent and state schools and has a range of shops and restaurants while sports and recreation is well catered for in the town, with the purpose-built White Horse Leisure and Tennis Centre, Tilsley Park and the Southern Town Park providing adequate facilities.

### Agents Notes

The property is freehold. There is an Estate Management charge of £273.18 per annum. Mains services are connected including gas, drainage, water and electricity.

The EPC rating is C and the Council Tax is band C with the Vale of White Horse DC.

The property has not flooded in the last 5 years.



For further information, please contact:

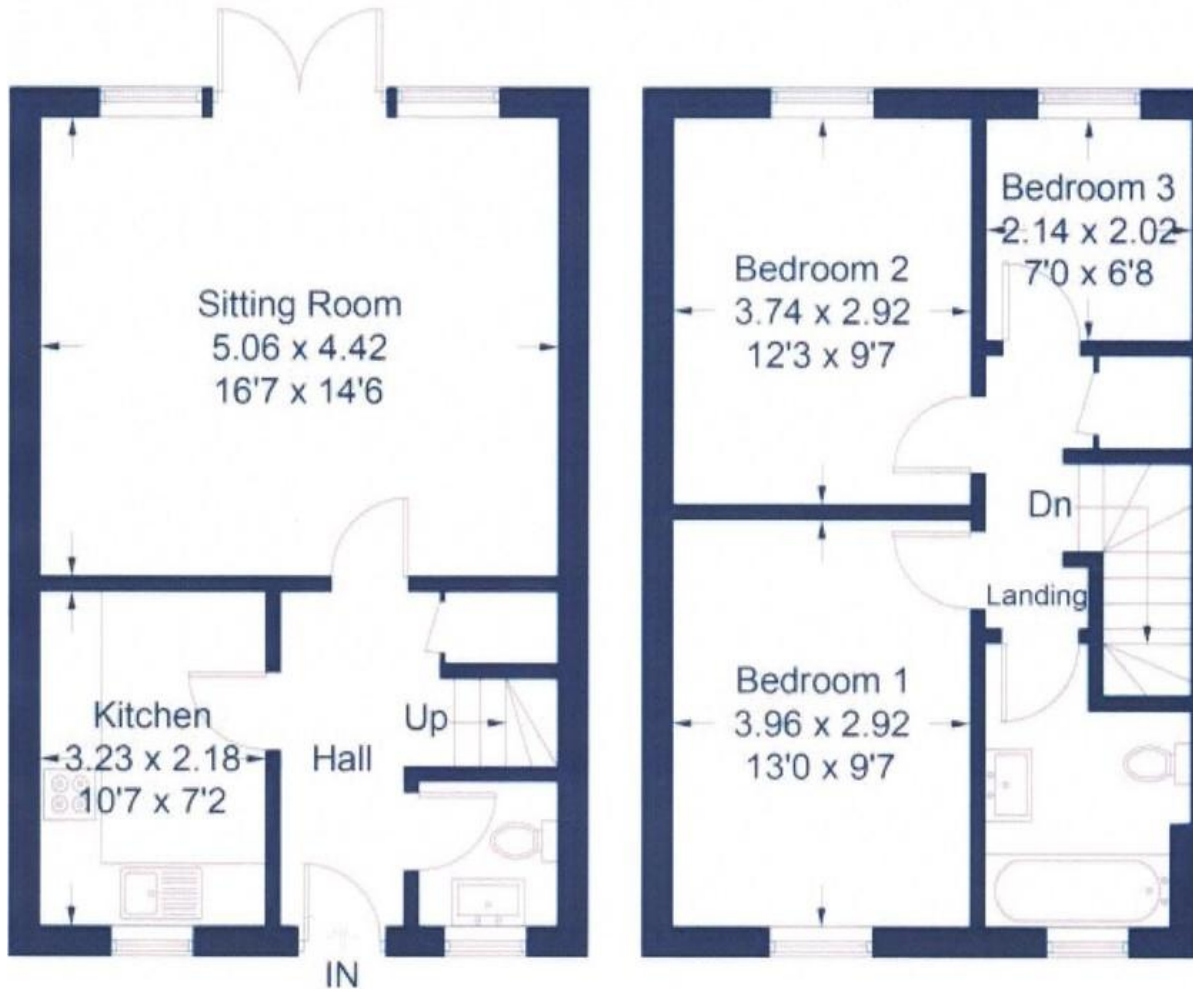
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Approximate Gross Internal Area  
 Ground Floor = 40 sq m / 431 sq ft  
 First Floor = 39.6 sq m / 426 sq ft  
 Total = 79.6 sq m / 857 sq ft



**Ground Floor**

**First Floor**

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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