



20B Ock Street, Abingdon OX14 5BZ



## 20B Ock Street

**Impressive and very spacious two bedroom, two storey duplex apartment offering 1057 sq ft of very flexible accommodation over two floors well situated within the heart of the thriving town centre offering many features including stunning 21' bedroom and 16' living room complemented by attractive elevated views and very useful garage with additional parking facilities approached from the rear, sold with no ongoing chain.**

Ock Street is located within the heart of Abingdon's thriving town centre which offers a wide range of amenities. There is a quick route onto the A34 leading to many important destinations both north and south. Useful distances include Oxford city (circa. 8 miles) and Didcot with its useful mainline railway station to London, Paddington (circa. 10 miles).

**Bedrooms: 2**

**Bathrooms: 1**

**Reception Rooms: 2**

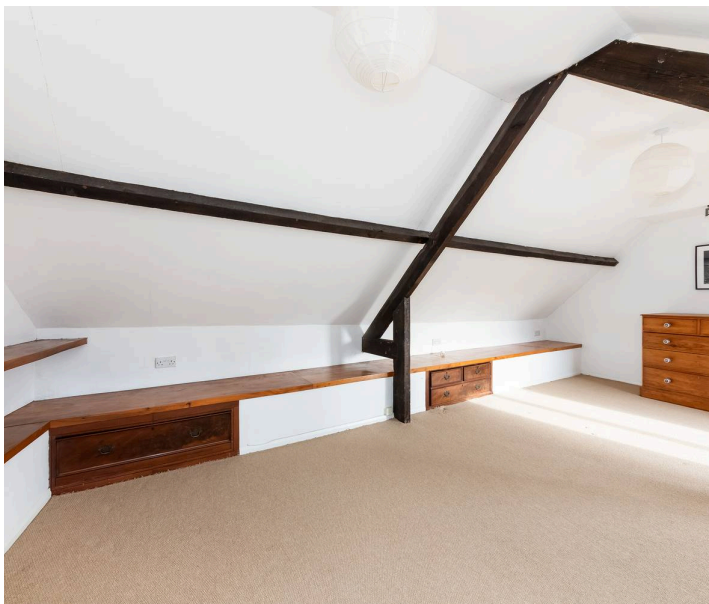
**Council Tax band: C**

**Tenure: Share of Freehold**

**EPC Energy Efficiency Rating: E**







## Key Features

- Secure ground floor entrance leading to light and airy landing and spacious 15' sitting/dining room
- Well-equipped kitchen and inner hall leading to double bedroom and bathroom with white suite
- Fabulous 21' top floor bedroom benefiting from built-in storage cupboards and exposed ceiling beams
- 16' top floor living room featuring part-vaulted ceiling, three double glazed skylights and wonderful elevated roof top views over old Abingdon
- Mains gas radiator central heating and the property is sold with no on-going chain and available for immediate occupation
- Useful garage approached from the rear with eaves storage and additional parking facilities to the front
- Excellent lease with approximately 232 years remaining and the owner shares the freehold with the neighboring property



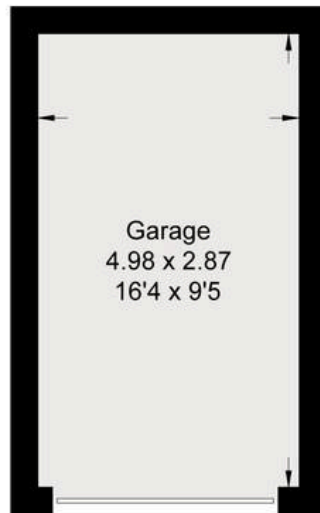
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Approximate Gross Internal Area = 105.90 sq m / 1140 sq ft

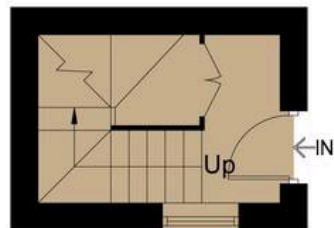
Garage = 14.30 sq m / 154 sq ft

Total = 120.20 sq m / 1294 sq ft

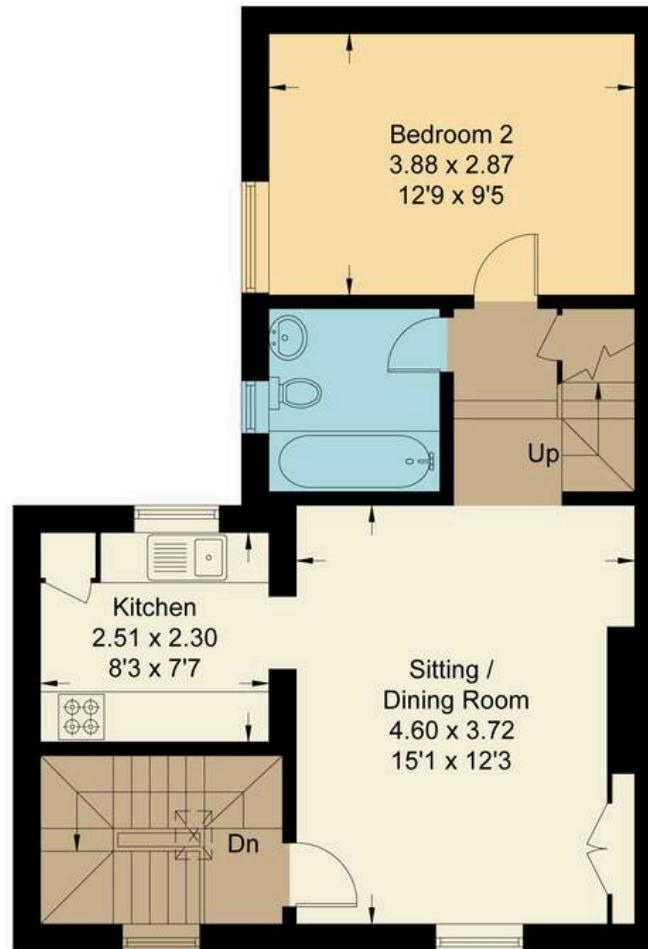
For identification only - Not to scale



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

Denotes Restricted  
Head Height



Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards.  
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