



Flat 24, Cygnet Court Caldecott Road, Abingdon OX14 5ET

Flat 24

Spacious first floor apartment, offering well presented accommodation within this very popular retirement development suitable for the over 60's, benefitting from attractive communal gardens and on-site manager, combined with easy pedestrian access to nearby delightful riverside walks and the thriving town centre's many amenities, sold with no on going chain.

Cygnets Court is situated in a quiet no-through location offering easy pedestrian access to nearby delightful Thames side walks and thriving Abingdon town centre with its wide range of facilities. There is a quick vehicular route onto the A34 leading to many important destinations north and south.

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E





Key Features

- Secure entrance leading to the foyer where the office manager is based. This in turn leads to the stairwell or lift to the first floor.
- Entrance hall leading to spacious living room partly open plan to kitchen
- Large double bedroom with built-in wardrobe cupboards complemented by bathroom
- Double glazed windows, electric heating and the property is sold with no ongoing chain
- 125 year lease originally from 1988 with approximately 88 years remaining and the service charge is approximately £3,875.74 pa and ground rent is approximately £498.32 pa
- Features include large communal living room, parking facilities and large and very well maintained communal gardens

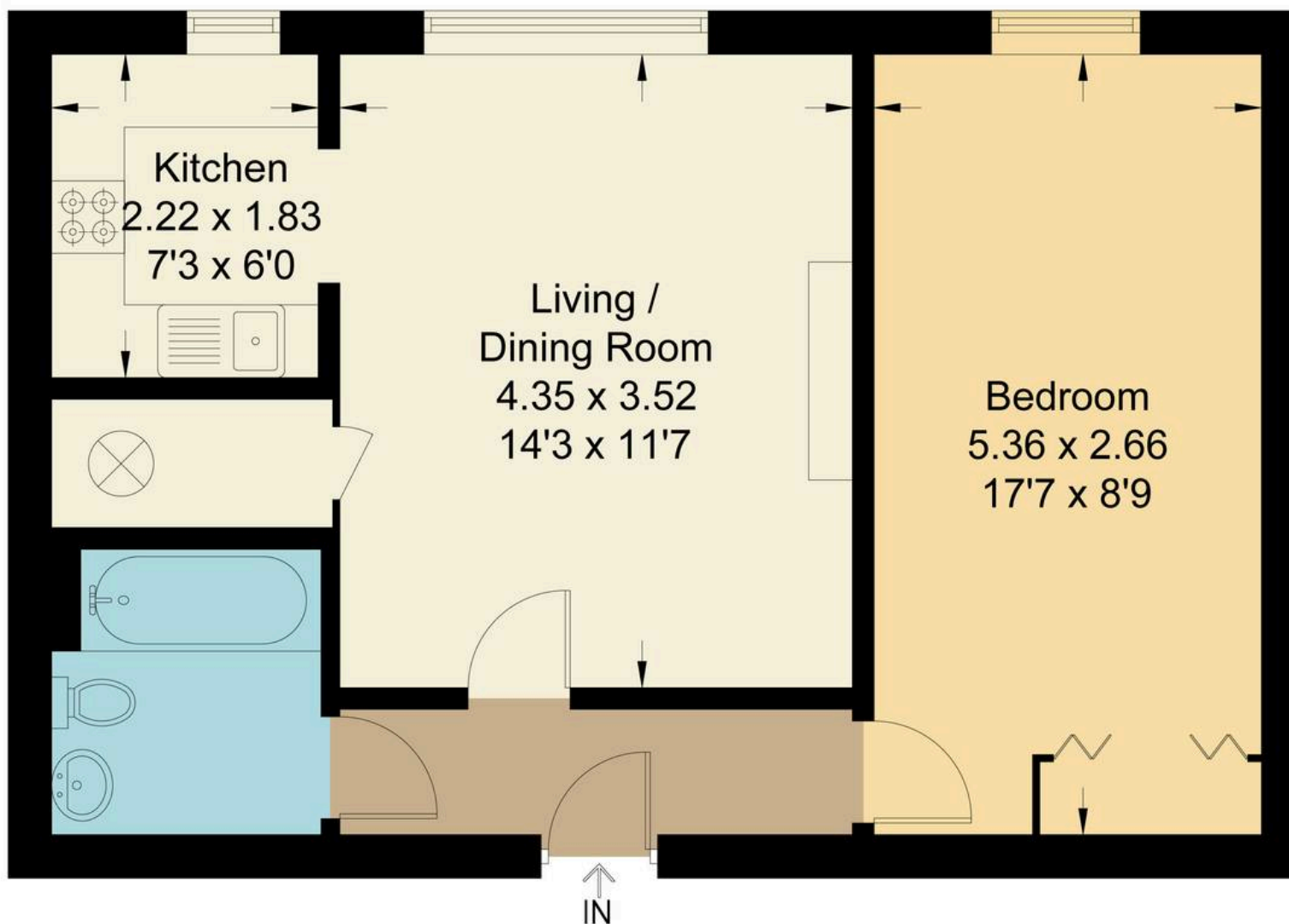




Cygnets Court, OX14

Approximate Gross Internal Area = 44.50 sq m / 479 sq ft

For identification only - Not to scale



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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