



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.

Cygnet 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

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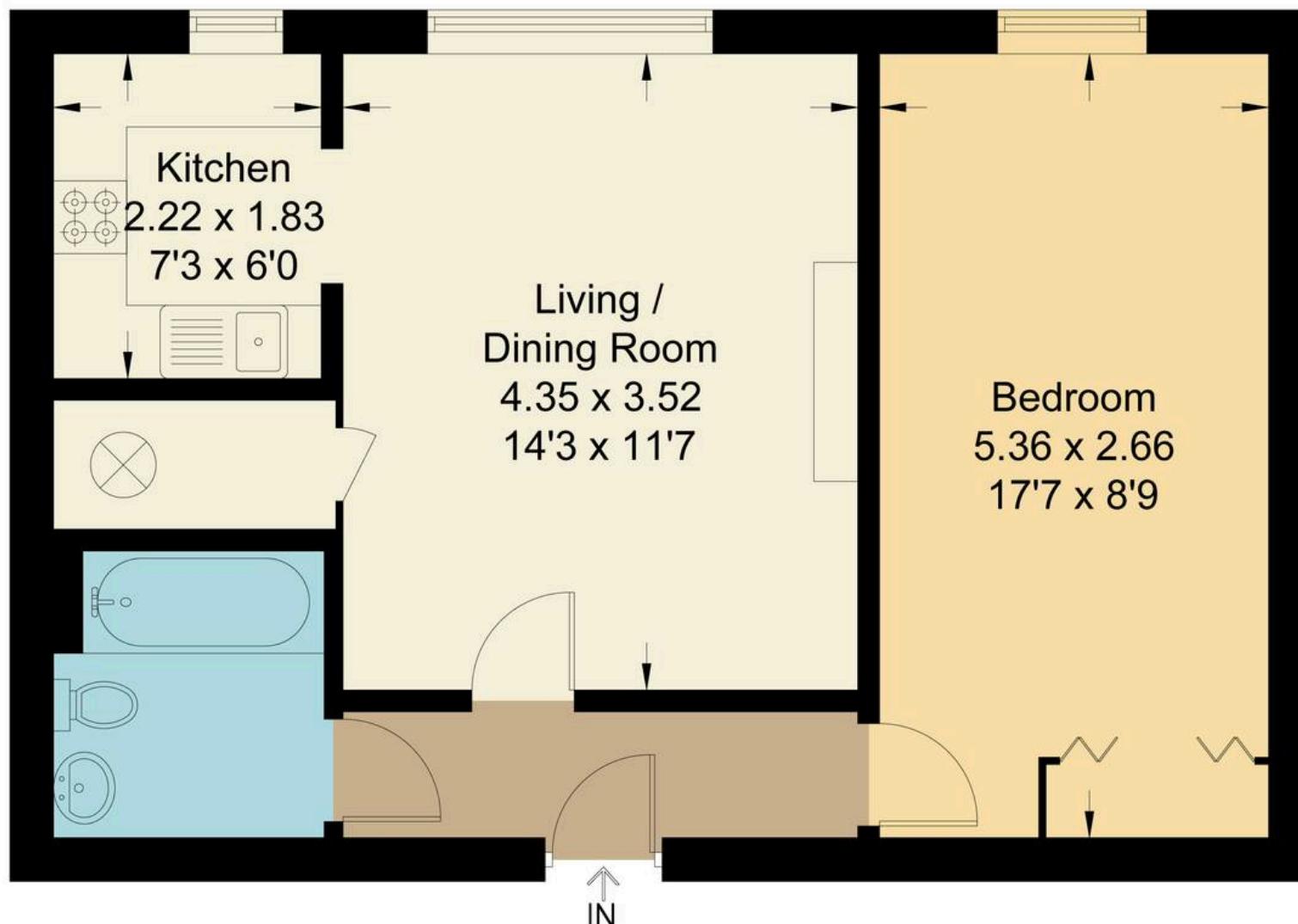
- Secure entrance leading to the foyer where the office manager is based. This in turn leads to the stairwell or lift to the first floor.
- Entrance hall leading to spacious living room partly open plan to kitchen
- Large double bedroom with built-in wardrobe cupboards complemented by bathroom
- Double 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



# Cygnet 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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