



Flat 28, Cygnet Court Caldecott Road, Abingdon OX14 5ET

## Flat 28

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A well presented first floor retirement apartment serviced by a lift within this popular and extremely well located complex. With pleasant views over the gardens and river Thames, within a short, flat walk to Abingdon town centre. Offered to the market with the security of no onward 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: 1

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D





## Key Features

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- First floor apartment benefitting from lift access
- Entrance hall with ample storage
- Wonderfully light, double aspect living room with delightful elevated views over the landscaped gardens and river Thames
- Double bedroom with built in wardrobe and views over the gardens
- Re-fitted shower room





# Cygnet Court, OX14

Approximate Gross Internal Area = 39.20 sq m / 422 sq ft

For identification only - Not to scale



## First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
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