



Penlon Place, Abingdon

Guide Price £270,000



OXHOME



# 56 Penlon Place

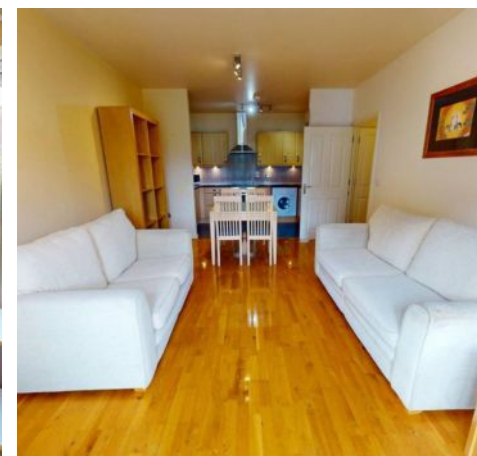
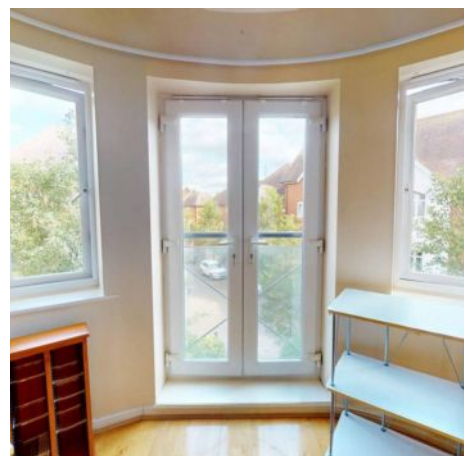
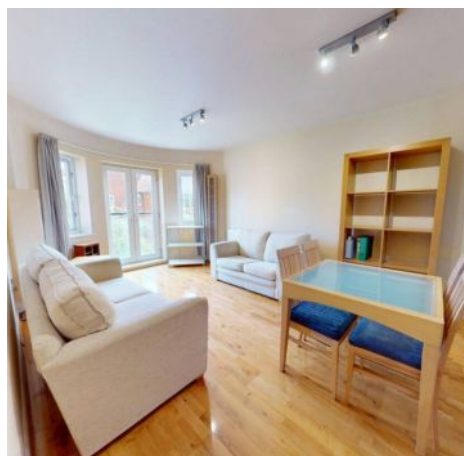
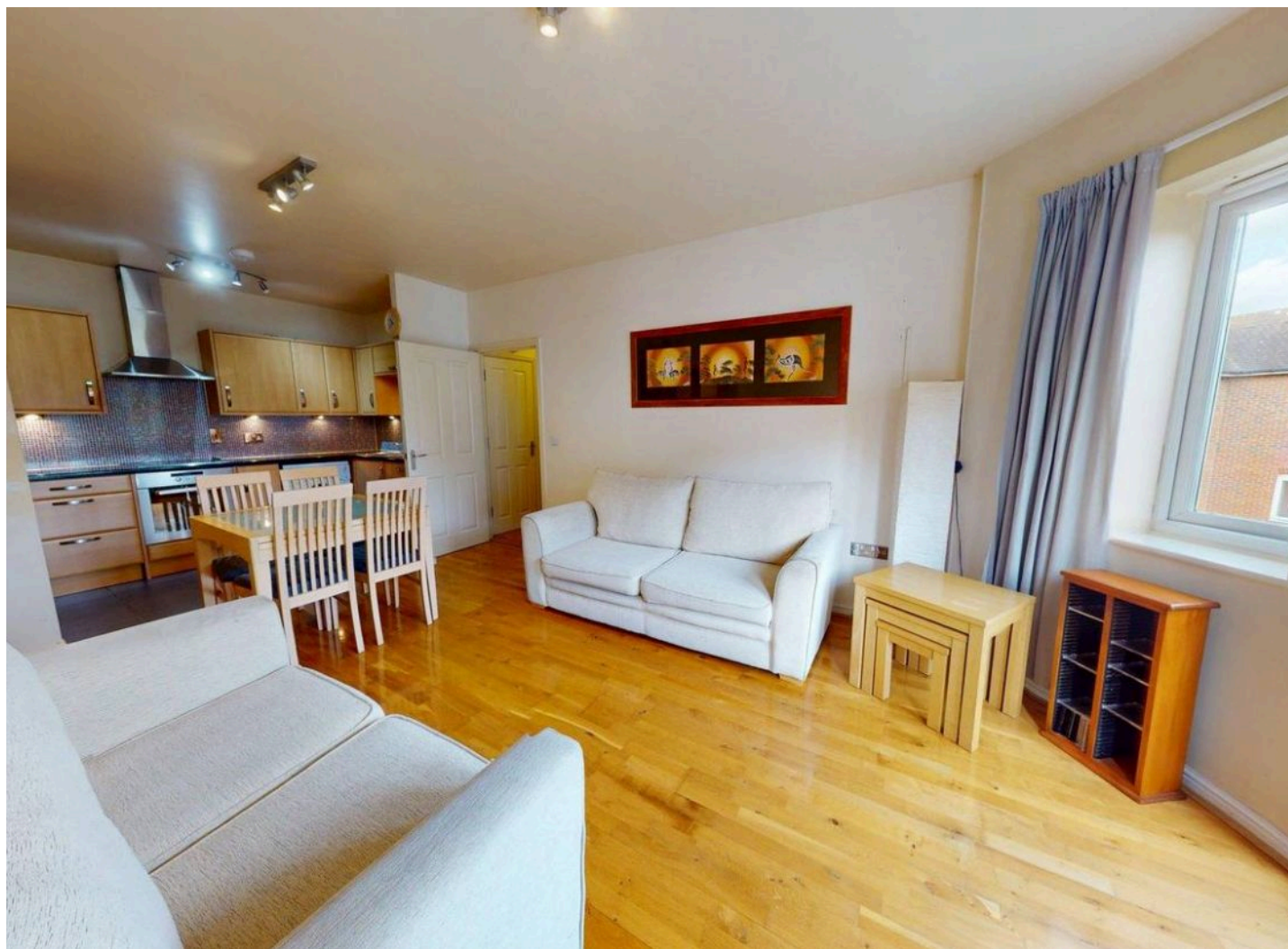
Abingdon, OX14 3QQ

**Superbly presented and ready to move into, this stylish second-floor apartment is located within a sought-after modern development near Waitrose, just a short walk from the town centre and the River Thames towpath.**

Features include; contemporary living spaces, an open-plan kitchen/lounge/diner with Juliet balcony and sleek hardwood flooring. Two generously sized double bedrooms provide ample accommodation, with the principal bedroom featuring a private en-suite, and the second bedroom offering a second Juliet balcony. The modern bathroom, entry phone system, and private covered parking complete the package.

Perfect for professionals or investors, the location is ideal for commuters with convenient access to bus routes, Didcot Parkway Station, Harwell, Milton Park, and Oxford. The A34 provides excellent connectivity north to the M40 and south to the M4.

**Available for Early Vacant Possession and with No Onward Chain** this leasehold property is offered with a 155 year lease from 1st January 2004, a Ground Rent of £260.00 per annum with equal instalments of £130.00 payable half yearly and a Service Charge of £1,779.80 per annum. Viewing highly recommended!







## Key Features:

- No Onward Chain
- 155 year lease from 1st January 2004
- 2 Double Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Ensuite to Master Bedroom
- Gas Central Heating
- UPVC Double Glazing
- Hardwood Flooring
- Juliet Balcony
- Private Covered Parking
- Close to Abingdon Town Centre

## General Information:

**Ground Rent:** £260.00 per annum

**Service Charge:** £1779.80 per annum

**Council Tax:** Band C

**EPC Rating:** C

## Directions from our Offices:

Head south and merge onto Ock Street/A415. At the traffic lights turn right onto Stratton Way/A415, then continue onto Vineyard/A4183. At the roundabout, take the second exit onto Radley Road, then turn right onto Penlon Place. Follow Penlon Place and number 56 is located on the right.

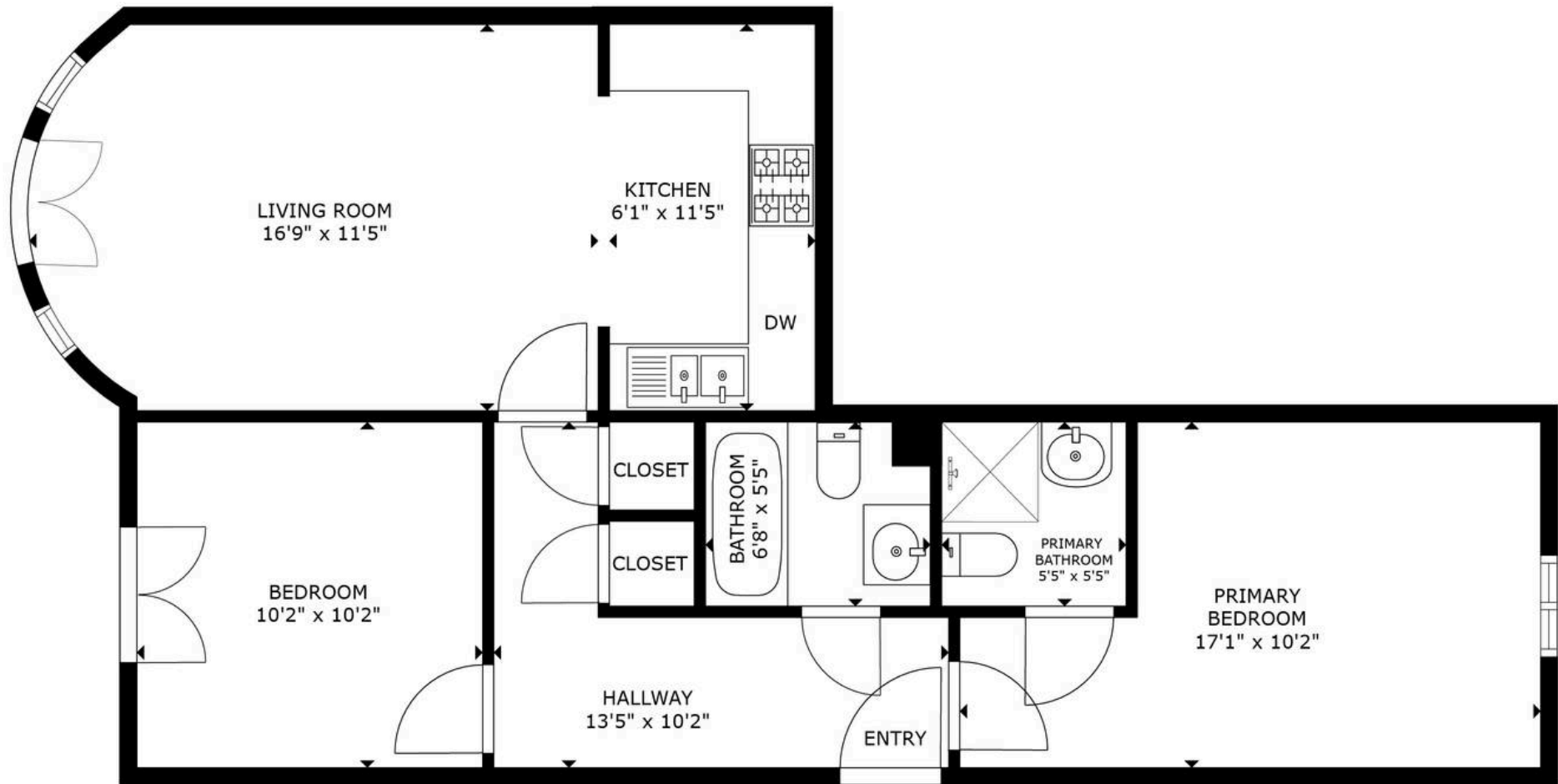












FLOOR PLAN