



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



## Flat 5

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Spacious living room/dinning room with private door leading directly onto attractive communal gardens features with this impressive one bedroom ground floor retirement apartment, suitable for the over 55's, offering many features including large double bedroom with built in wardrobe cupboards, stylishly refitted kitchen and shower room, sold with no ongoing 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: C







## Key Features

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- Stylishly refitted kitchen offering a good selection of formal units complemented by several built in electrical appliances
- Secure ground floor entrance leading to entrance hall with useful tall storage cupboard off
- Spacious living room/dining room with double glazed window overlooking the attractive communal gardens and double glazed door providing private access onto the gardens
- Good sized double bedroom with built in wardrobe cupboards and stylishly refitted bathroom with contemporary white suite
- PVC double glazed windows, recently replaced efficient electric heating or heaters and the properties sold with no ongoing chain
- The property is leasehold with 87 years remaining on the lease and the service charges are approximately £2769.70 pa and the ground rent is approximately £498.32 pa
- Features include large communal living room, communal washing/drying room, parking facilities and large and very well maintained communal gardens

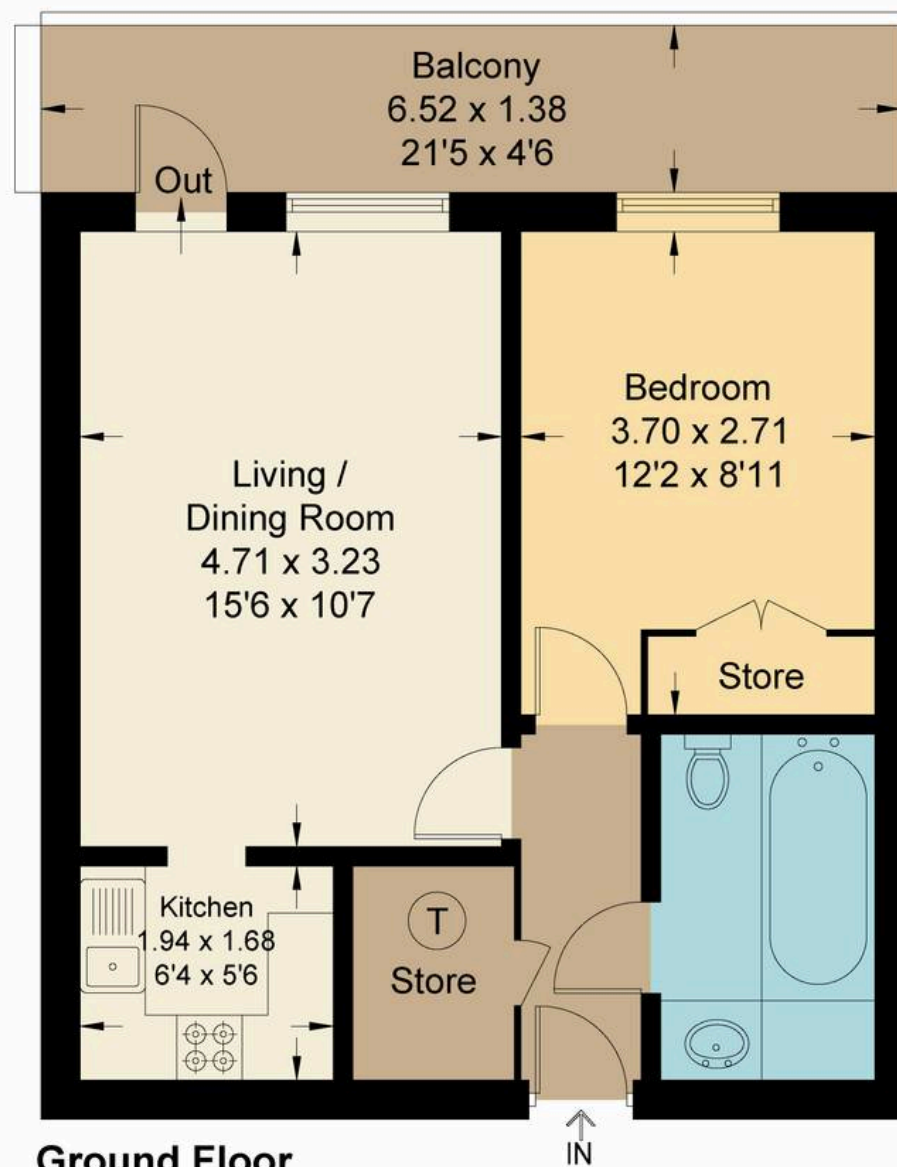




# Cygnets Court, OX14

Approximate Gross Internal Area = 39.60 sq m / 426 sq ft

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.  
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