



Flat 43, Cygnet Court Caldecott Road, Abingdon OX14 5ET

## Flat 43

---

Spacious and well presented one bedroom first floor retirement apartment, forming part of this popular development suitable for the over 55's offering all the benefits of a secure environment combined with easy pedestrian access to nearby delightful secure and managed environment, combined with easy pedestrian access to nearby delightful Riverside walks in the thriving town centre's many amenities 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: C





## Key Features

---

- Ground floor entrance with stairs or lift rising to first floor
- Entrance all leading to delightful living room providing attractive views over the large communal gardens and tree lined cops beyond
- Well equipped kitchen
- Spacious double bedroom with built-in wardrobe cupboards
- Re-fitted shower room with contemporary white suite
- PVC double glazed windows, electric heating, in-house office manager, large communal living room which offers regular activities, communal laundry/drying facilities
- Outside there are generally available hard standing parking facilities complemented by large and beautifully presented communal gardens
- Additional features: 125 year lease originally from 1988 and the service charge is approximately £xxxx and ground rent is approximately £xxxxx

# 43 Cygnet Court, OX14

Approximate Gross Internal Area = 39.0 sq m / 420 sq ft  
For identification only - Not to scale



Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited