Flat 1, 34 Stert Street, Abingdon OX14 3JP

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Flat 1

Set within the heart of Abingdon Town centre this superbly positioned two-bedroom ground floor apartment benefiting from its own private courtyard garden and offered to the market with no onward chain.

The property is located within the heart of the thriving town centre and offers a short walk to a wide range of amenities, the historic market place/town hall and beautiful Thames-side walks. Useful distances include Didcot with its mainline railways station to London Paddington (circa. 6.6 miles) and Oxford city centre (circa. 8.5 miles).

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

Key Features

- Secure ground floor entrance with entry phone system with inner hallway leading to private front door

- Inviting entrance hall leading through to well equipped modern kitchen with an excellent selection of electrical appliances and French doors leading out to the courtyard garden

- Spacious main principal bedroom with fitted wardrobe cupboards and further French doors leading to the rear leading to the courtyard gardens

- Second double bedroom complemented by contemporary three-piece bathroom

- Fully enclosed West facing courtyard gardens

- Double glazed uPVC double glazed windows, efficient electric heating and the property is sold with no ongoing chain

- Residents permit parking provided close by application to the local authority

- Excellent lease with approximately 114 years remaining and service charge £800 per annum
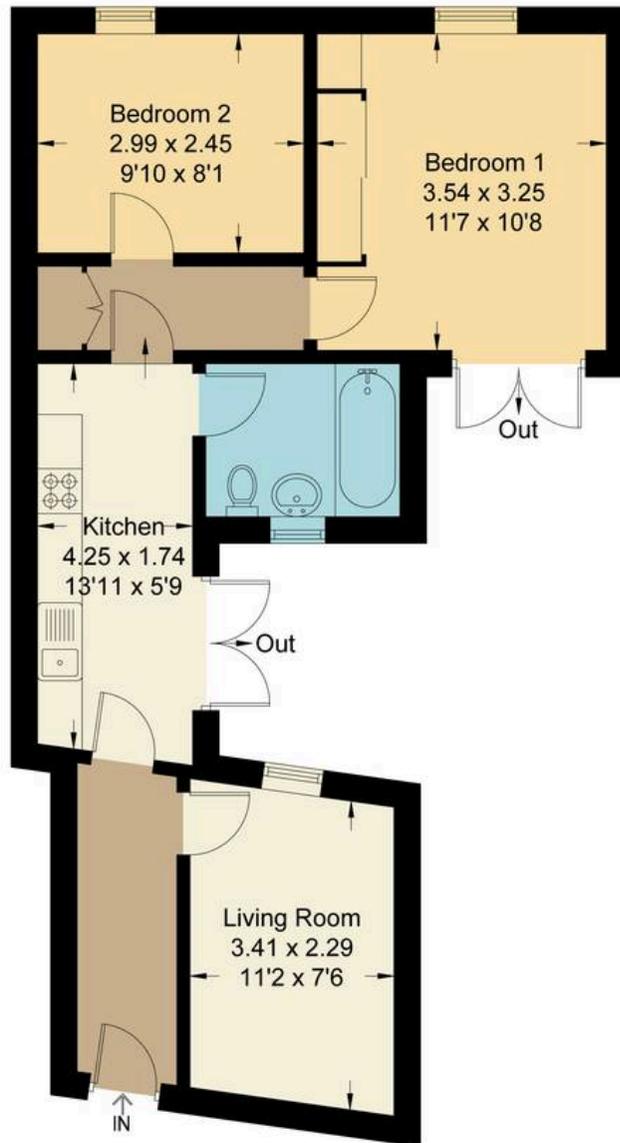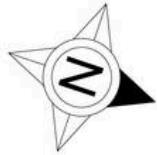
Stert Street, OX14
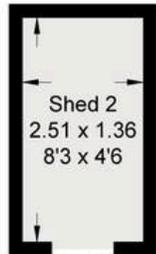
Approximate Gross Internal Area = 47.30 sq m / 509 sq ft
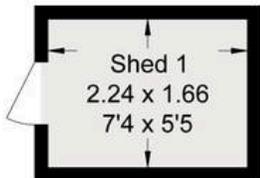Shed = 7.10 sq m / 76 sq ft
Total = 54.40 sq m / 585 sq ft
For identification only - Not to scale

N

Bedroom 2
2.99 x 2.45
9'10 x 8'1

Bedroom 1
3.54 x 3.25
11'7 x 10'8

Shed 2

Shed 2
2.51 x 1.36
8'3 x 4'6

(Not Shown In Actual Location / Orientation)

Out

House

Kitchen
4.25 x 1.74
13'11 x 5'9

Out

Court Yard
6.73m x 6.69m
22'1 x 22'0
(Approx)

Shed 1

Shed 1
2.24 x 1.66
7'4 x 5'5

(Not Shown In Actual Location / Orientation)

Living Room
3.41 x 2.29
11'2 x 7'6

IN

Ground Floor