



51 Vineyard, Abingdon OX14 3LW



51 Vineyard

Well positioned two-bedroom ground floor apartment within this select town centre development benefiting from many features including open plan 17' living room and dining room with doors leading on to patio gardens, with spacious principal double bedroom with en-suite shower facilities and allocated parking facilities with the added benefit of the property being sold with no ongoing chain.

Well-situated towards the front of this very popular town centre development, the property offers easy pedestrian access to Abingdon town centre's many amenities. There is also a quick vehicular route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 7 miles).

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Council Tax band: D

Tenure: Leasehold

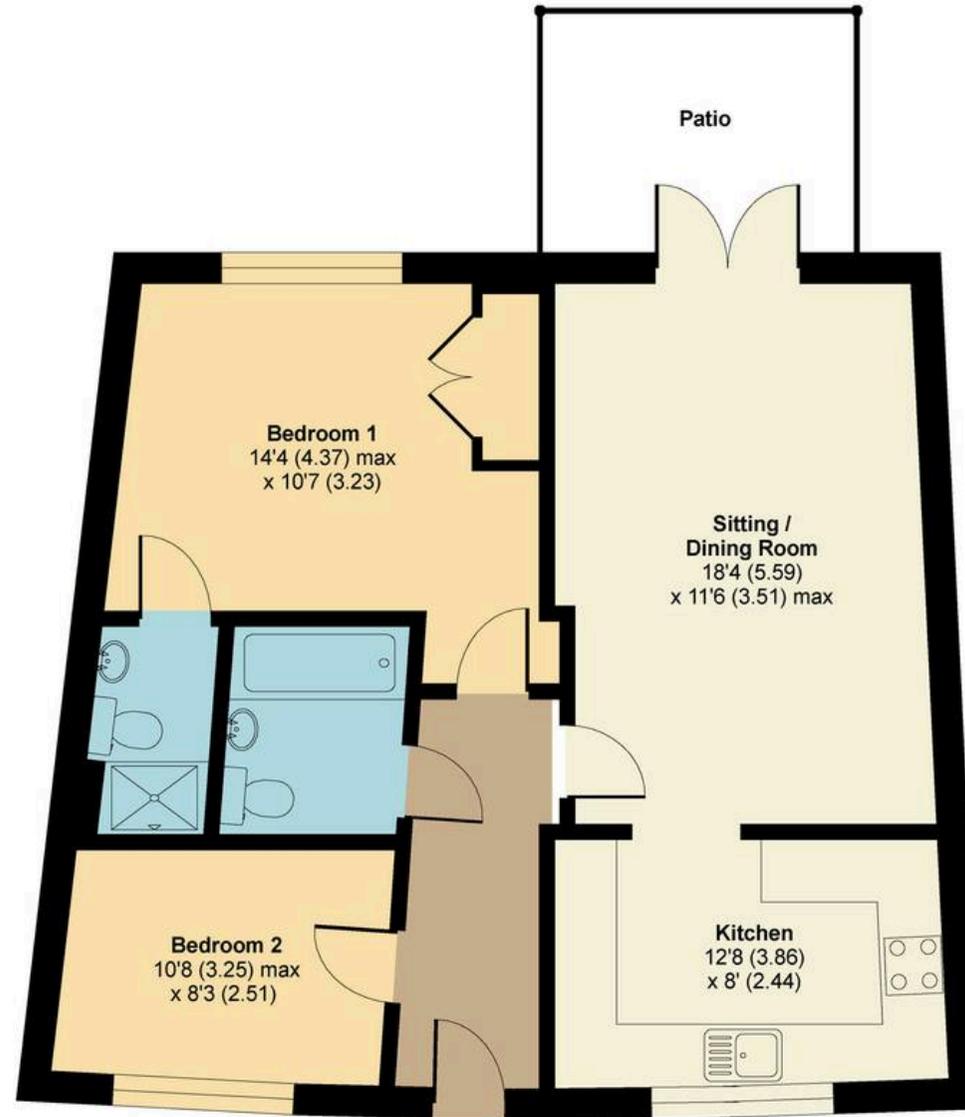
EPC Energy Efficiency Rating: C





Key Features

- Private front door leading through to welcoming entrance hall onto 17' open plan living room and dining room with double glazed French doors leading to landscape gardens
- Very well equipped modern kitchen offering a selection of both floor and wall units whilst being complemented by many built in electrical appliances
- Spacious principal main double bedroom with built-in wardrobe cupboards and en-suite shower room, complemented further by second double bedroom and bathroom with white suite
- Mains gas radiator central heating, double glazed windows and allocated parking facilities
- The property benefits from an excellent lease with approximately 103 years remaining with a service charge £1,844.38 and a ground rent £125 per annum
- The property is sold with the certainty of no ongoing chain



GROUND FLOOR

Vineyard, Abingdon, OX14

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 689 SQ FT 64 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk