



31 Penlon Place, Abingdon OX14 3QN



## 31 Penlon Place

---

Presented to the market in exceptional order throughout, a top floor two double bedroom apartment, offered to the market with the security of no-onward chain. Extremely well located within a stone's throw of the town centre, within a short walk to the historic marketplace and superb public transport links to Oxford City. All with the added benefit of an allocated parking space.

Penlon Place is a very popular modern development located within the heart of the thriving town centre offering easy pedestrian access to many nearby amenities. The property is within a short drive of the A34 leading to many important destinations north and south. Useful distances include Radley railway station (circa. 2.3 miles), Didcot town (circa. 8.2 miles) and Oxford city (circa. 6.3 miles).

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B





## Key Features

---

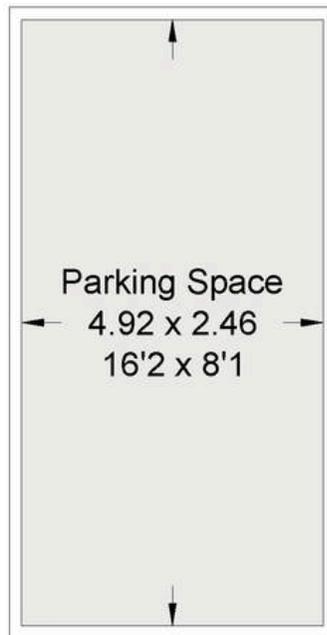
- Generous entrance hall with ample storage off
- Two double bedrooms the master bedroom benefiting from a modern shower en-suite
- Family bathroom with white suite
- Contemporary open plan living with a refurbished contemporary fitted kitchen inclusive of some built-in appliances, open plan to a wonderfully light living room
- Gas central heating Upvc double glazing throughout
- Allocated parking space, communal bin store and bike storage
- Superb first time or investment purchase - NO CHAIN
- The property benefits from 134 years remaining on the lease, the service charge is approximately £1850 pa and ground rent is approximately £260 pa



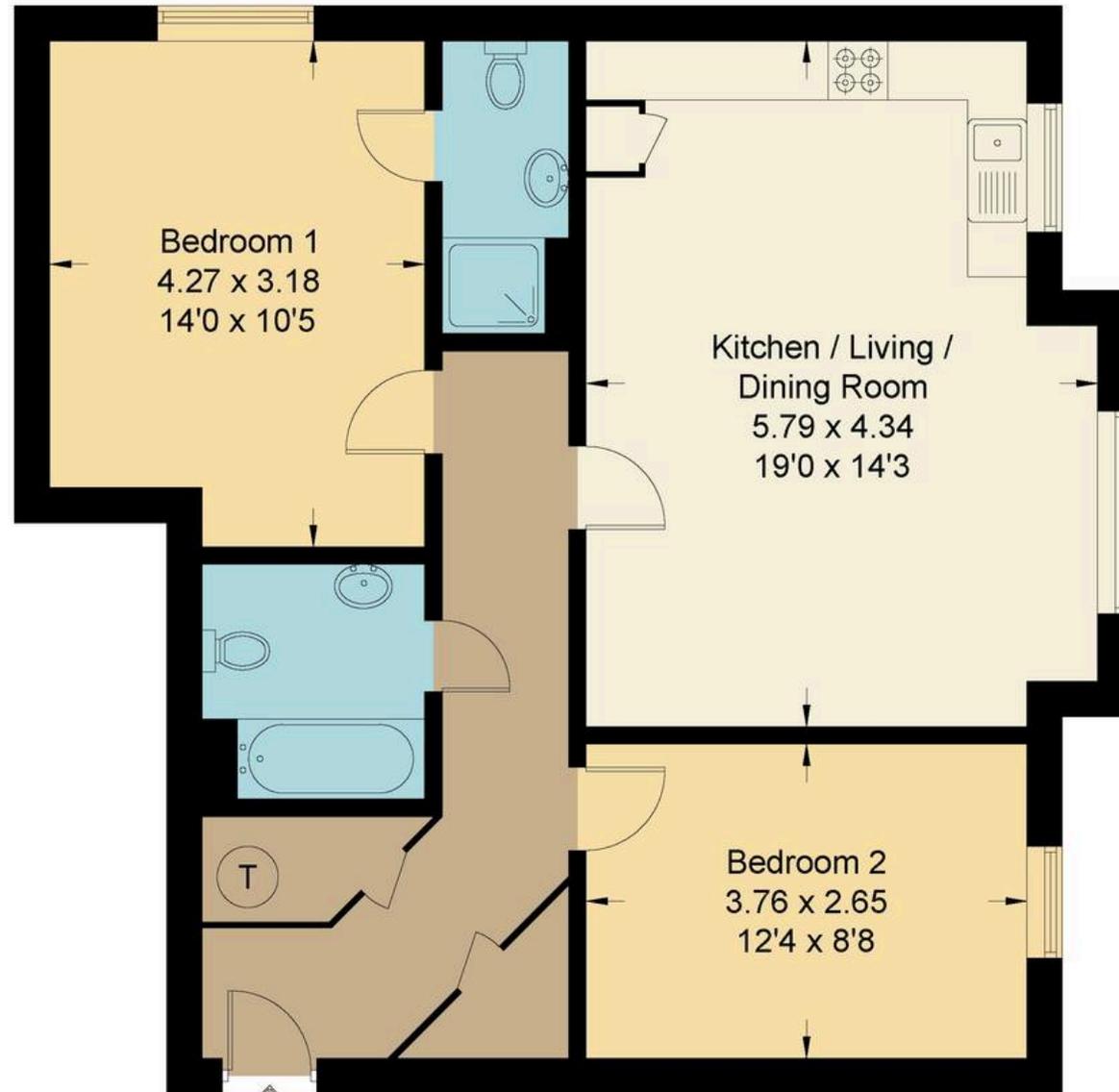
# Penlon Place, OX14

Approximate Gross Internal Area = 66.80 sq m / 719 sq ft

For identification only - Not to scale



(Not Shown In Actual  
Location / Orientation)



**Second Floor**

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

**Hodsons**  
...your move, our passion  
Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: [abingdon@hodsons.co.uk](mailto:abingdon@hodsons.co.uk)  
[www.hodsons.co.uk](http://www.hodsons.co.uk)