



9 Ock Mill Close, Abingdon OX14 1SP



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Impressive two-bedroom duplex apartment benefiting from elevated views over the river Ock. The well presented accommodation consists of spacious open plan living room and dining room opening up to the southerly facing balcony, with two double bedrooms and two bathrooms. The property also benefits from ample off street driveway parking leading to garage with light and power.

Ock Mill Close is a small, select development, well-situated to offer easy access to the thriving Abingdon town centre and provide a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles). For railway commuters, Didcot mainline railway station (circa. 8 miles) provides a 45 minute journey to London Paddington.

Bedrooms: 2

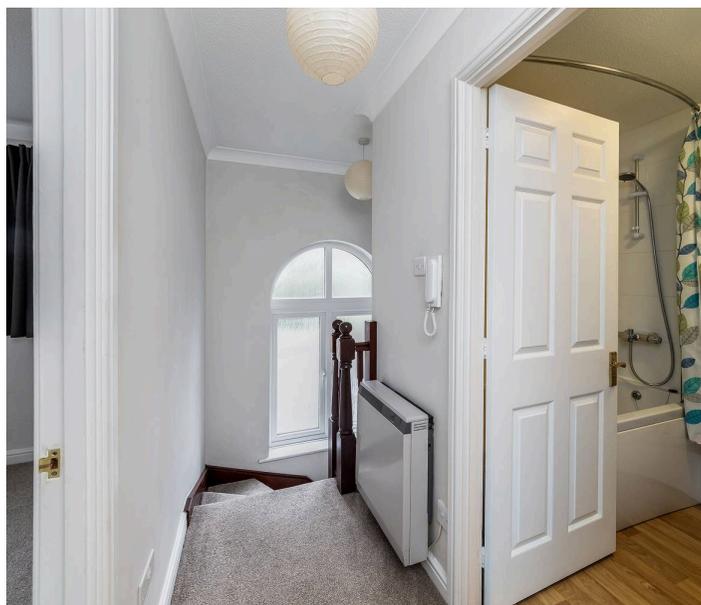
Bathrooms: 2

Reception Rooms: 1

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Key Features

- Communal entrance door with telephone entry system leading to private front door with welcoming entrance hall
- Delightful open plan living and dining room with doors leading to southerly facing private balcony offering elevated river views
- Well equipped kitchen with an excellent selection of floor and wall units
- Ground floor double bedroom with fitted wardrobe cupboards and complemented by a ground floor shower room
- Further double bedroom complemented by separate bathroom
- Ample off street driveway parking with garage with light and power, the property is sold with the certainty of no ongoing chain
- The property benefits from an excellent lease with approximately 151 years remaining with a service charge £1480 and a ground rent £0 per annum



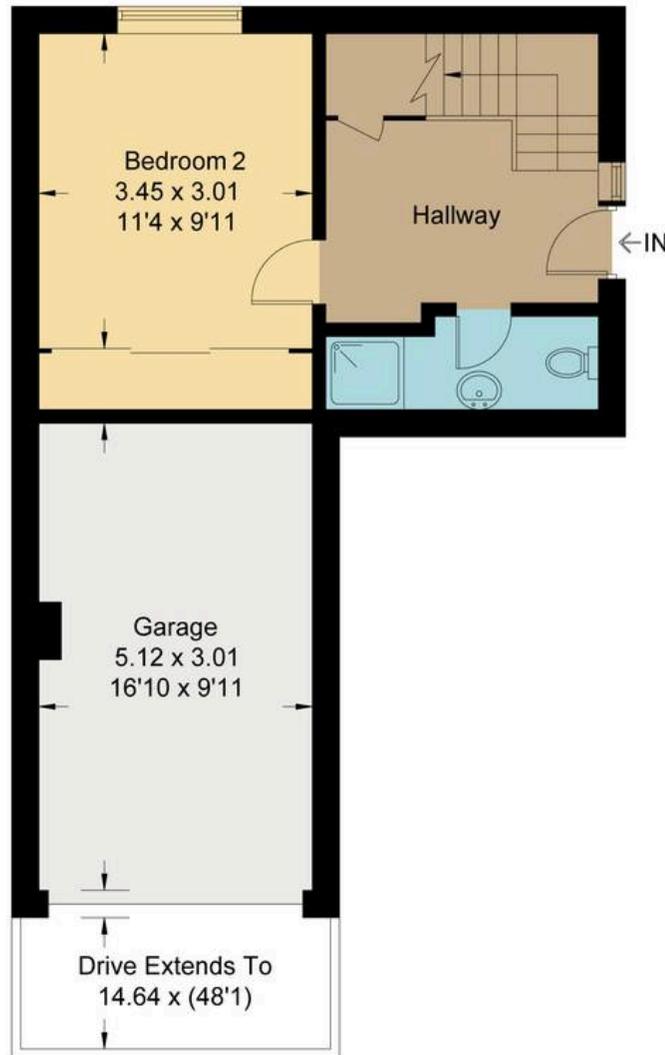
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Approximate Gross Internal Area = 83.60 sq m / 900 sq ft

Garage = 15.40 sq m / 166 sq ft

Total = 99.0 sq m / 1066 sq ft

For identification only - Not to scale



Ground Floor



First Floor

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