



3 Printers Court, Ock Street OX14 5BZ

3 Printers Court

A striking contemporary townhouse designed for modern living, offering beautifully styled and highly adaptable accommodation arranged across four impressive floors. Set within an exclusive boutique development, this home perfectly blends sleek design with everyday practicality, all just moments from the vibrant heart of town, offered to the market with no onward chain.

Printers Court is an intimate, thoughtfully designed community tucked into the centre of Abingdon, placing cafés, shops, and local schools right on your doorstep. Whether you're heading out for a morning coffee or an evening out, everything is within easy walking distance. For commuters there is a bus stop located close by on Ock Street offering regular services to Oxford, swift access to the A34 connects you effortlessly to Oxford (approx. 6 miles) and Didcot (approx. 8 miles), where a fast mainline service puts London Paddington within easy reach.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: D

Tenure: Leasehold

EPC: C

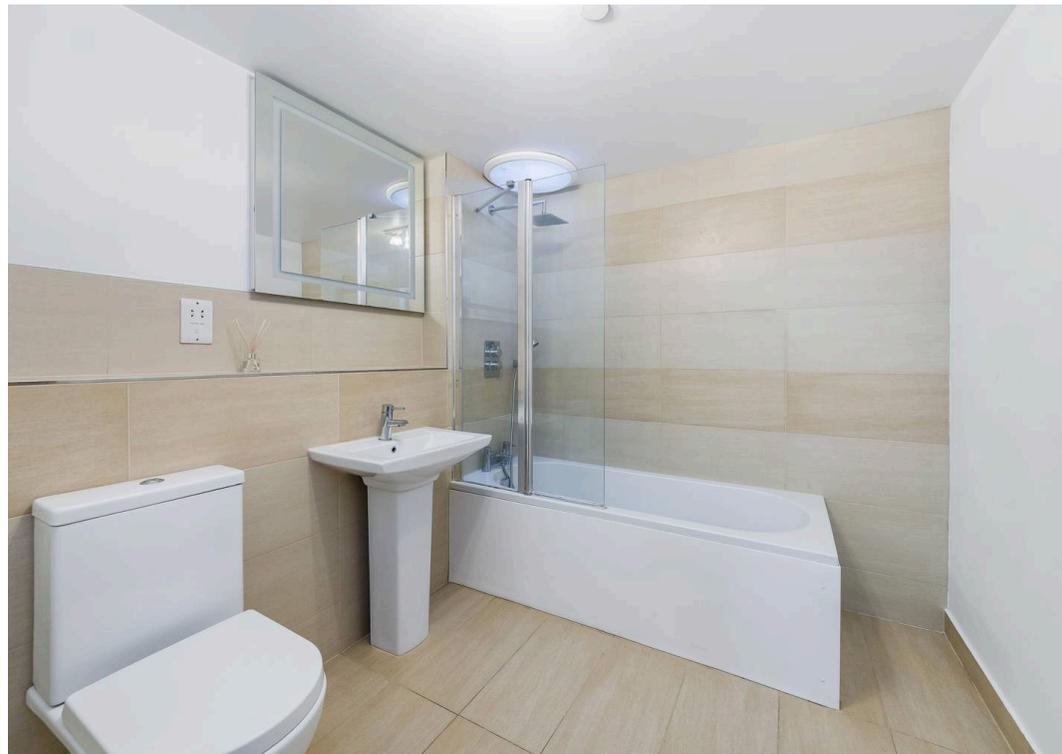
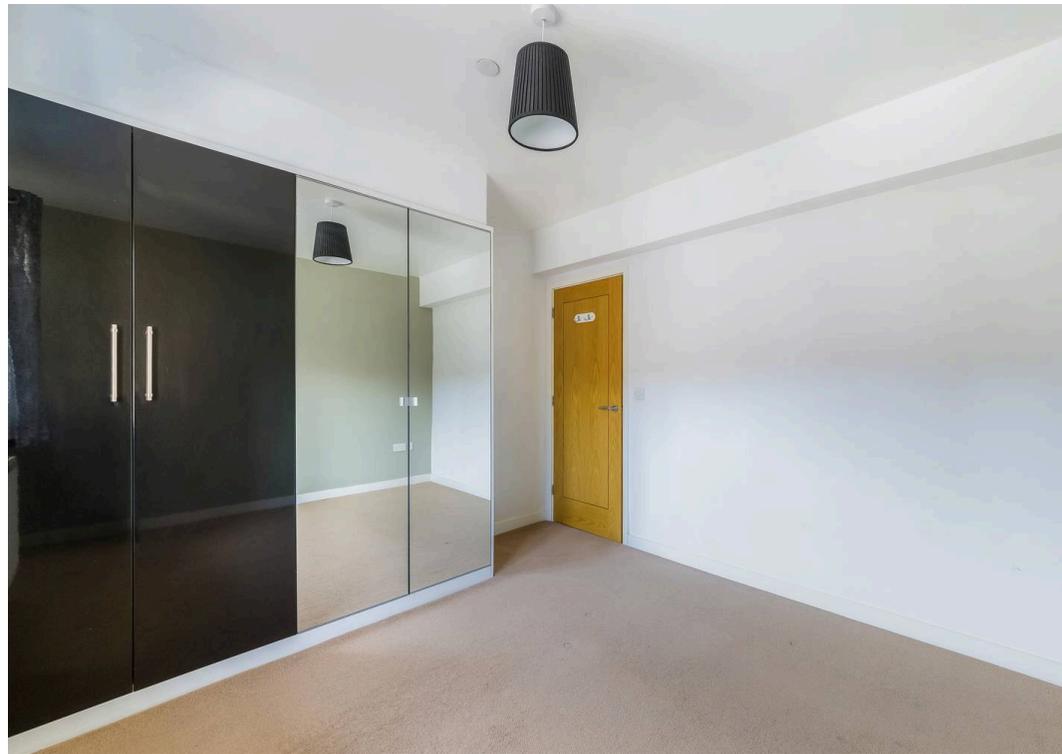




Key Features

- Covered entrance leading to inviting entrance hall with porcelain hard tile floor leading to a very flexible ground floor study/bedroom
- Two double first floor bedrooms (both with an extensive selection of fitted wardrobe cupboards) complemented by a bathroom with white suite
- Delightful second floor double aspect living room with French doors to an east-facing balcony and patio doors to a larger west-facing balcony
- Partly open-plan spacious dining area leading to a well-equipped kitchen with integrated appliances
- Spiral staircase leading to a wonderful mezzanine floor providing an ideal study area
- Double-glazed windows, mains gas radiator central heating, efficient solar panel water heating and the property benefits from covered parking facility
- The under property parking space is accessed using the turntable which is remotely controlled by a key fob
- 984 years remaining on the lease, all owners have a share of the freehold (7 properties in total) and there is a contribution fee of approx £80.00 per month to cover external maintenance and insurance
- Additional visitors parking space is available alongside the option of joining the Conservative Club (situated across the road from the property) where further parking is available for approx £250pa
- The property is offered to the market with no onward chain









BRITISH
PROPERTY
AWARDS
2024

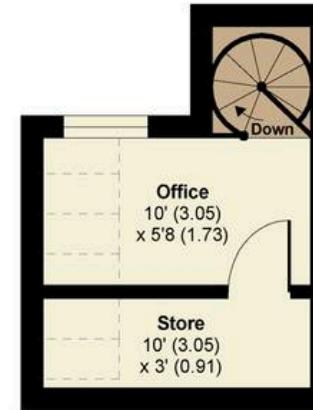
GOLD WINNER

ESTATE AGENT
IN ABINGDON

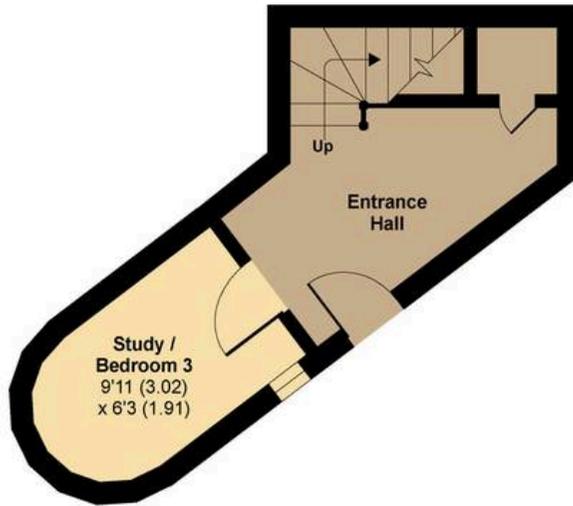


Introducing the Hodsons team...
...trust in our experience!

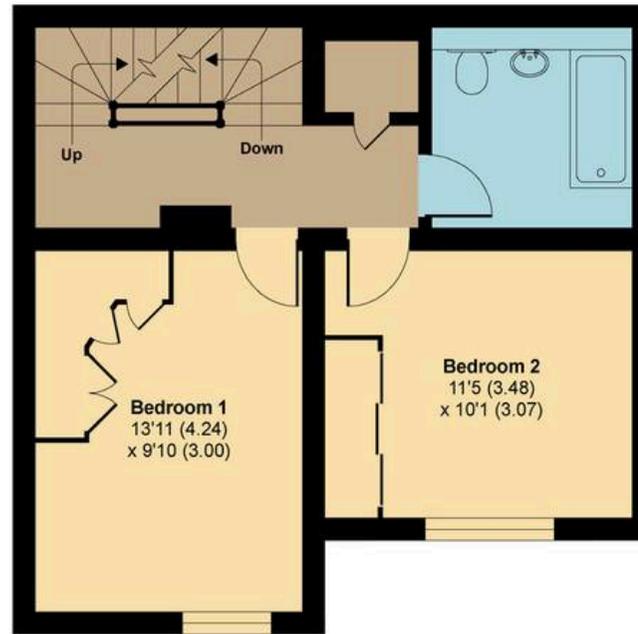
Denotes restricted
head height



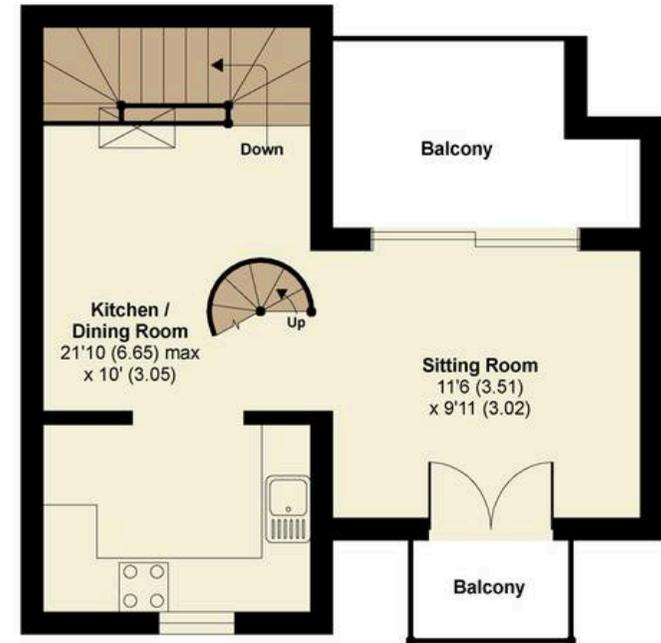
MEZZANINE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Printers Court, Ock Street, Abingdon, OX14

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1019 SQ FT 94.6 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES MEZZANINE)

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.