



Flat C Abbey View House Stert Street, Abingdon, OX14 3JF
£259,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Forming part of an extremely stylish modest size town centre re-development, comprising just 6 one and two bedroom apartments; this being the larger style two bedroom design with a super impressive, almost full width glass screen balcony, with a pleasant leafy outlook to the rear.

Immediately impressive communal entrance hall, with private first floor entrance to its superbly appointed, high quality, light and airy accommodation, featuring practical, lifestyle and contemporary design influences.

Excellent electrical specification, high quality flooring throughout, Italian design kitchen with range of 3 year old integrated appliances, newly installed gas boiler (just one year ago with guarantee), living room/dining area and two double bedrooms all with double doors opening onto the sizeable rear balcony.

Fully tiled bathroom, residents secure bike store, security intercom system.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Nearby public car parks.
- Broadband Coverage: Standard broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Medium
- Building Safety / Planning Issues: None known.





Key Features

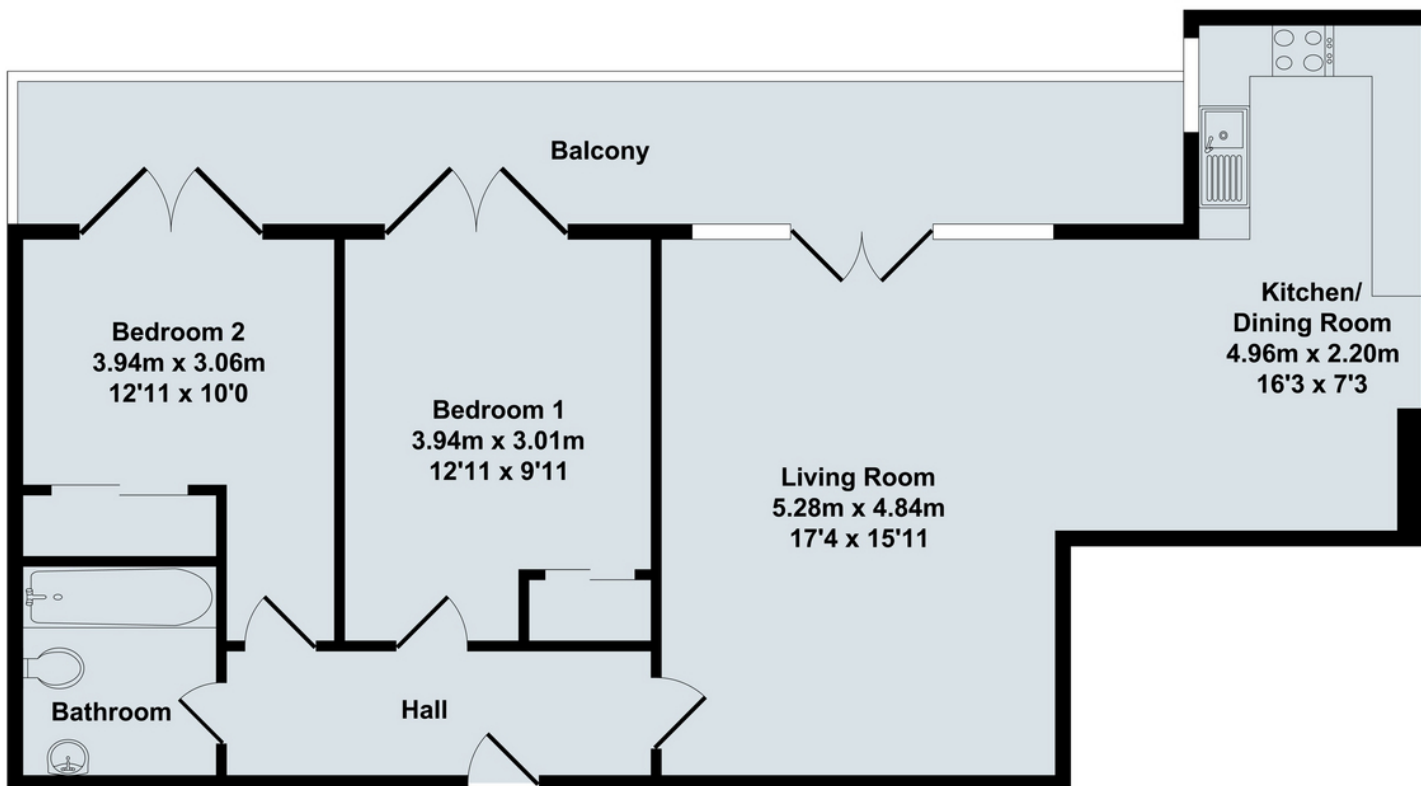
- Approx. 735 sq ft accommodation
- Gas central heating (radiators)
- High quality double glazing
- No onward chain
- Council Tax Band: C
- EPC Rating: C
- Ground Rent- £120 per annum
- Lease- 114 years remaining. (125 years from 2014)
- Service Charge - £1200 per annum

The Location

In the very heart of Abingdon, a thriving Thameside market town of considerable history.

A walk across Stert Street into the scenic central square with former imposing county Hall building (now a museum), where the local café society is very evident, and conveys a lovely sense of calm and well-being.

A comprehensive range of shops are on hand, as are a range of sporting and recreational amenities; and of course, far reaching riverside walks along nearby open countryside.



Approx. Floor
Area 68.28 Sq.M.
(735 Sq.Ft.)

Total Approx. Floor Area 68.28 Sq.M. (735 Sq.Ft.)

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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