



Old Station Yard, Abingdon, OX14 3LD

Guide Price £260,000 Share of Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A compelling opportunity to acquire a comfortably proportioned, light and airy first and second floor residence, thoughtfully converted within a former three storey dwelling, positioned at the end of a terrace of endearing homes of similar distinctive and equally handsome appearance.

Old station Yard is a leafy Piazza style square in a town centre location, complimented by an eclectic range of character homes, within just a few moments' walk of Waitrose supermarket and a wide range of additional shopping and recreational amenities.

The thoughtfully arranged accommodation incorporates re-furnished fixtures and fittings, with 18ft living room and well fitted angular kitchen, in addition to two double bedrooms, en-suite and separate shower room.





Key Features

- 728 sq ft first and second floor accommodation
- Positioned at the end of a terrace of distinctive and handsome period homes.
- No onward chain
- Pleasant town centre location
- Share of Freehold with long lease of 986 years.
- Light and airy interiors with a well-planned layout.
- Two double bedrooms.
- Council Tax Band: B / EPC Rating: D
- £210/ Month Service Charge

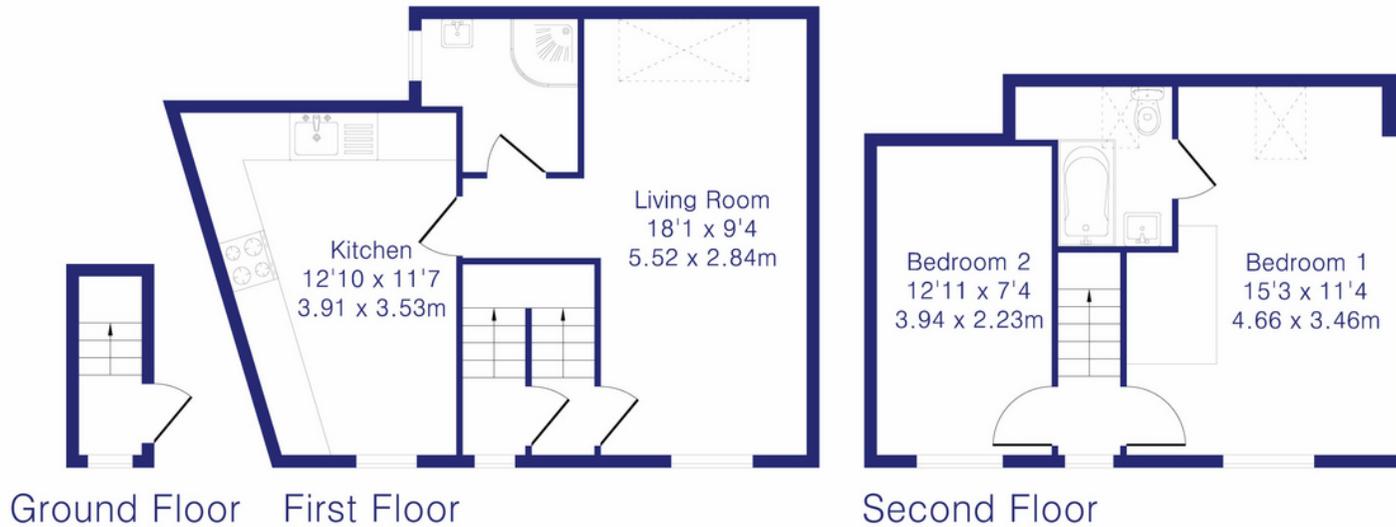
The Location

Old Station Yard is a centrally located area in Abingdon-on-Thames, Oxfordshire, situated off Abbey Close. It features a mix of residential and commercial properties, including terraced houses, apartments, and small businesses. The location offers convenient access to Abingdon's historic town center, with its shops, cafés, and the scenic River Thames nearby. Well-connected by transport, it provides easy access to major roads like the A34, as well as regular bus services linking to Oxford and surrounding areas.

Approximate Gross Internal Area 728 sq ft - 68 sq m

First Floor Area 406 sq ft – 38 sq m

Second Floor Area 322 sq ft – 30 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

