



Cygnets Court, Abingdon, OX14 5ET

Guide Price £130,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the first floor, with lift access to the apartment, this one bedroom, newly renovated property becomes available to view and is sold with vacant possession and no onward chain.

The apartment comprises a large lounge with newly fitted carpets, an electric fireplace and a great sized, southerly facing window. Just off the kitchen is a refurbished kitchen with a built-in electric oven and electric hob. There is a great sized double bedroom with built in wardrobes, and a newly fitted and refurbished shower room. The apartment is complete with an entrance hall and storage facilities within the hallway.

Cygnets Court offers many communal areas, as well as beautiful shared gardens. A laundry room is also available at the site. With just a short walk to town, the complex is positioned brilliantly, close to public transport links, pubs and local eateries as well as the river Thames.

GR: £498.32pa SC: £2500pa Time remaining: 89 Years





Key Features

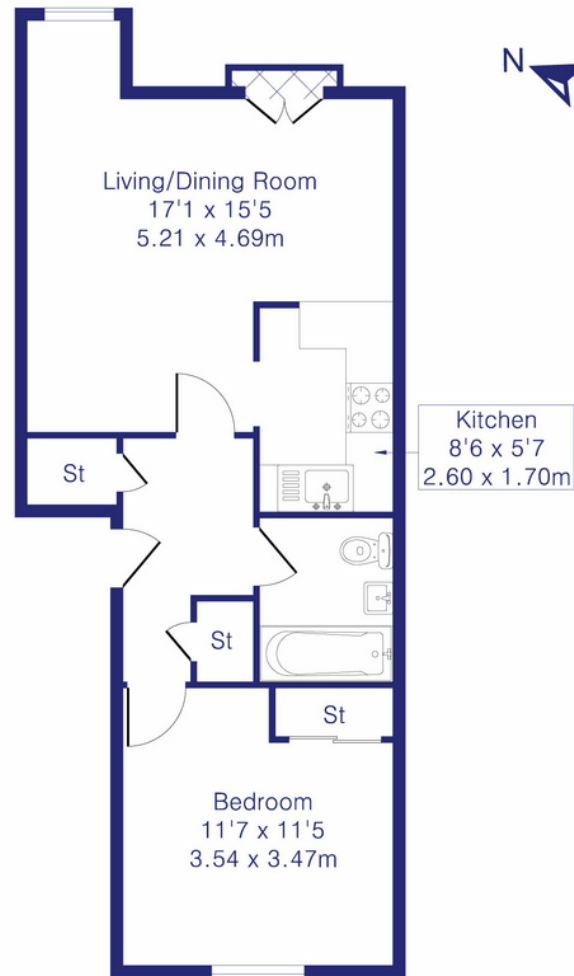
- Lift Available
- End of Chain
- Recently Renovated
- Newly Fitted Kitchen
- Newly Fitted Shower Room
- Allocated Parking
- Shared Gardens
- EPC Rating: B
- Council Tax Band: C

The Location

Abingdon on Thames is an historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 40 minutes.



Approximate Gross Internal Area 495 sq ft – 46 sq m



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.



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