



Apartment 1, 23 Bridge Street, Abingdon, OX14 3HR

£275,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An exciting opportunity to purchase a newly converted ground floor one bedroom stylish apartment located in a prestigious building within the Old Gaol development, adjacent to the River Thames in the heart of Abingdon-on-Thames in Oxfordshire.

Forming part of the exclusive development by Cranbourne Homes, the Old Gaol complex combines contemporary design influences and noteworthy historic buildings including the Grade II star listed Twickenham House mansion and the Napoleonic Old Gaol both restored to exacting standards.

Residents amenities include beautifully restored meticulously maintained gated landscaped gardens including Thames side tranquillity garden with direct river frontage and secure key fob access, well-equipped on-site residents only gymnasium, CCTV, on site managers office (5 days a week) and secure bike storage.





## Key Features

- Well fitted and equipped kitchen
- Double glazed sash windows
- Latest Economy 7 heaters
- Bathroom with separate shower and utility area
- Circa 990 year lease
- Management fees of circa £2,200 per annum
- Lovely outlook to a tree lined stretch of river.
- Benefits of the Old Gaol complex (except parking)
- Beautiful communal gardens
- Private on site gym

## The Location

Abingdon on Thames is a centuries old market town offering a broad range of shopping schooling and recreational amenities. Just 8 miles down river of the university City of Oxford to which there is quick and easy access via the nearby A34 which connects further northbound to the M40 and southbound to the M4. Didcot parkway is within 9 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.

Culham station and campus is within 2 and a half miles, and the Harwell Campus approx 10 miles away.





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REV / NOTES

REV	DATE	DESCRIPTION	BY	CHK
B	07/05/2024	GA updated to as built status	JH	JH
A	01/02/2024	Draft issue amended internal layouts to suit Unit 1 bathroom and sleep and Unit 2 amended entrance position	JH	JH

STATUS BUILDING REGS



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CLIENT	Poolway Ltd		
PROJECT	Old Gaol – Apartments, Bridge Street Abingdon		
TITLE	PROPOSED GROUND FLOOR PLAN		
DRAWN	CHECKED	REV	
CK	JH	B	
SCALE	DATE		
1:100 @ A3	Feb 2023		
DOCUMENT ID			
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