



Cygnets Court, Abingdon, OX14 5ET

Guide Price £120,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Sold with vacant possession, this charming property offers a comfortable and convenient living experience. The accommodation features a spacious dual-aspect lounge with pleasant views over the river Ock and beautifully landscaped communal gardens, creating a bright and airy atmosphere. Adjacent to the lounge is a well-fitted kitchen.

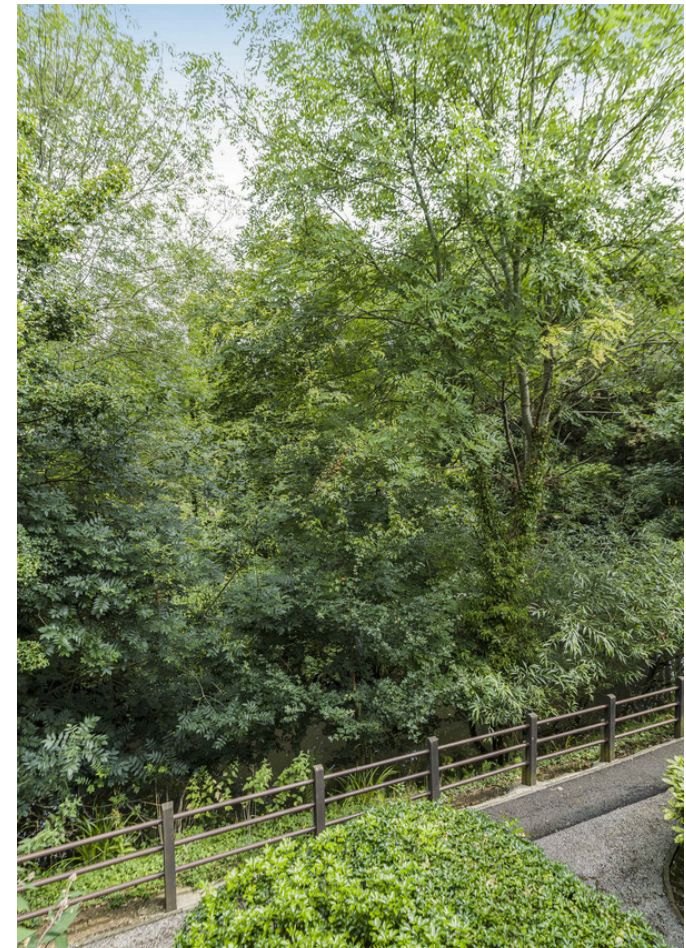
The property includes a generously sized double bedroom with a built-in wardrobe and a separate modern shower room.

Residents can enjoy several communal areas, including a well-equipped laundry room and a pleasant residents' lounge, both located on the ground floor. Outside, beautifully maintained shared gardens provide a serene environment, while allocated car parking ensures convenience.

This property is ideal for those seeking a peaceful and engaging retirement lifestyle, combining private and communal spaces in a desirable location close to local amenities and the town centre.







## Key Features

- Vacant Possession: Move in immediately with no delays.
- Spacious Dual-Aspect Lounge: Enjoy a bright and airy atmosphere with pleasant views.
- Well-Fitted Kitchen: Adjacent to the lounge, offering functionality.
- Generously Sized Double Bedroom: Features a built-in wardrobe for ample storage.
- Shower Room; Situated close to the master bedroom.
- Excellent Communal Areas: Includes a well-equipped laundry room and a pleasant residents' lounge.
- Beautifully Maintained Shared Gardens: Provides a serene and picturesque environment.

## 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 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.

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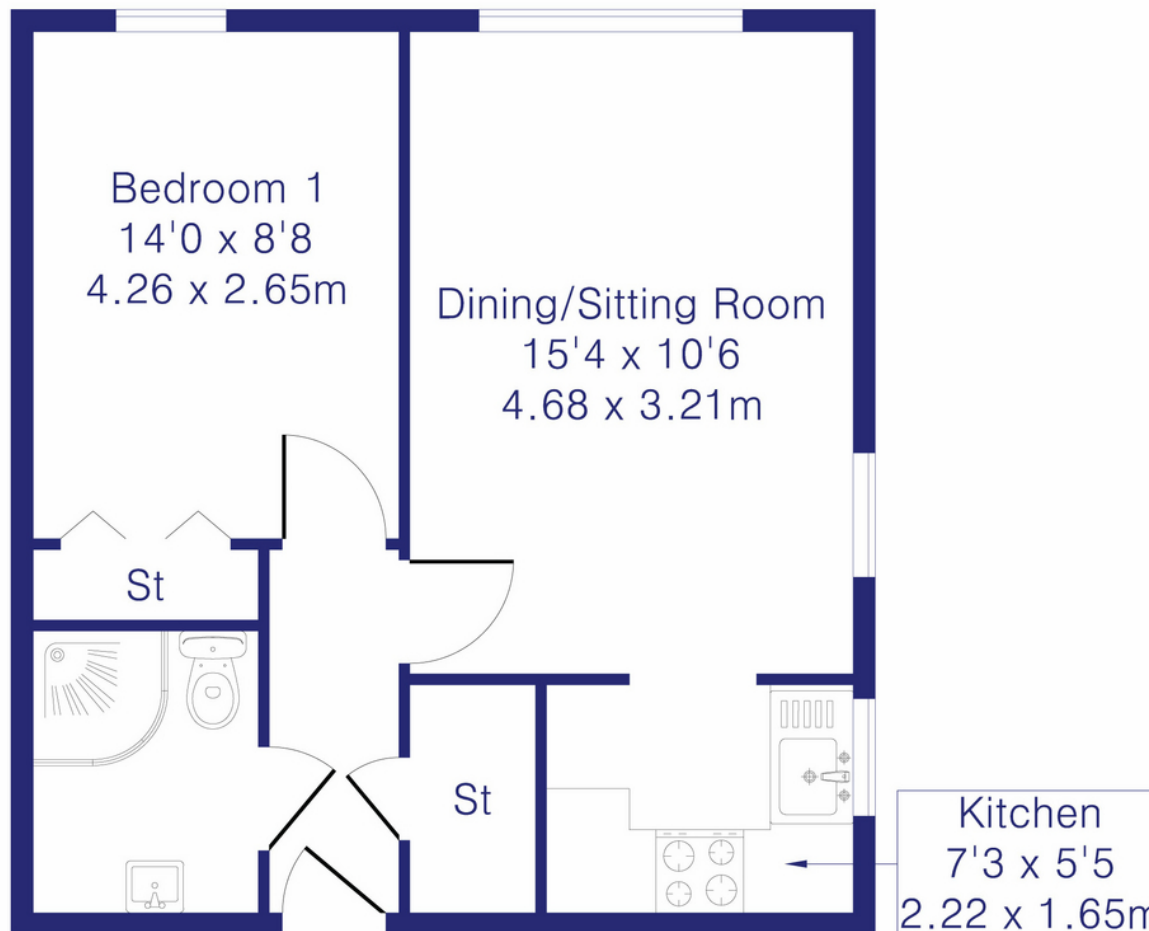
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Approximate Gross Internal Area 408 sq ft – 38 sq m



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