



Flat 28 Cygnet Court, Abingdon, OX14 5ET

Guide Price £110,000 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.

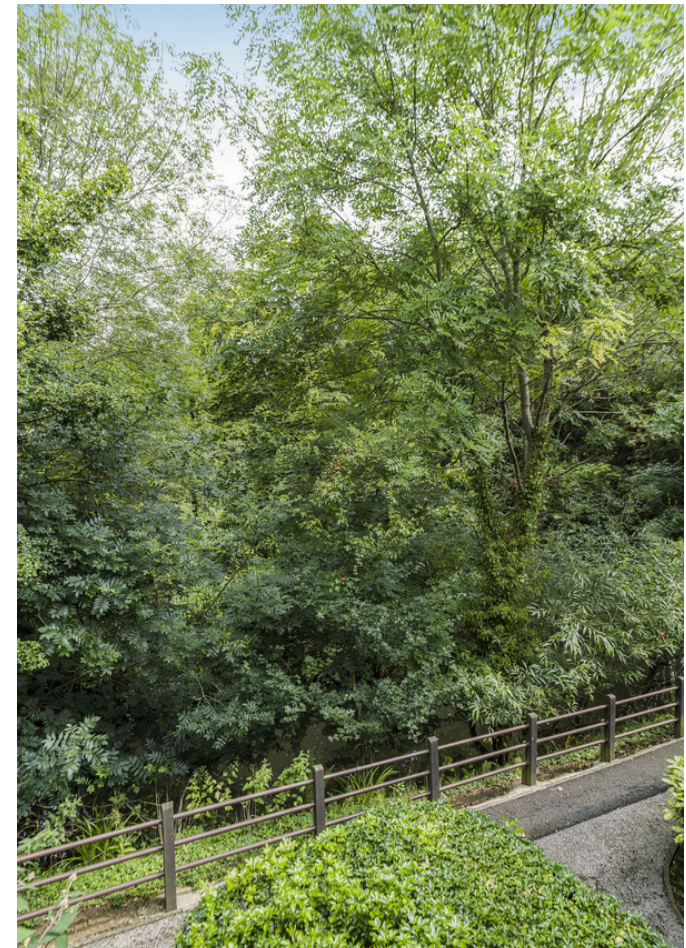
Residents can enjoy several communal areas, including a well-equipped laundry room and a pleasant residents' lounge, both located on the ground floor. Outside, beautifully maintained shared gardens provide a serene environment, while allocated car parking ensures convenience.

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.

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric storage heating.
- Parking: Private car parking.
- Broadband Coverage: Ultrafast 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: High.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.







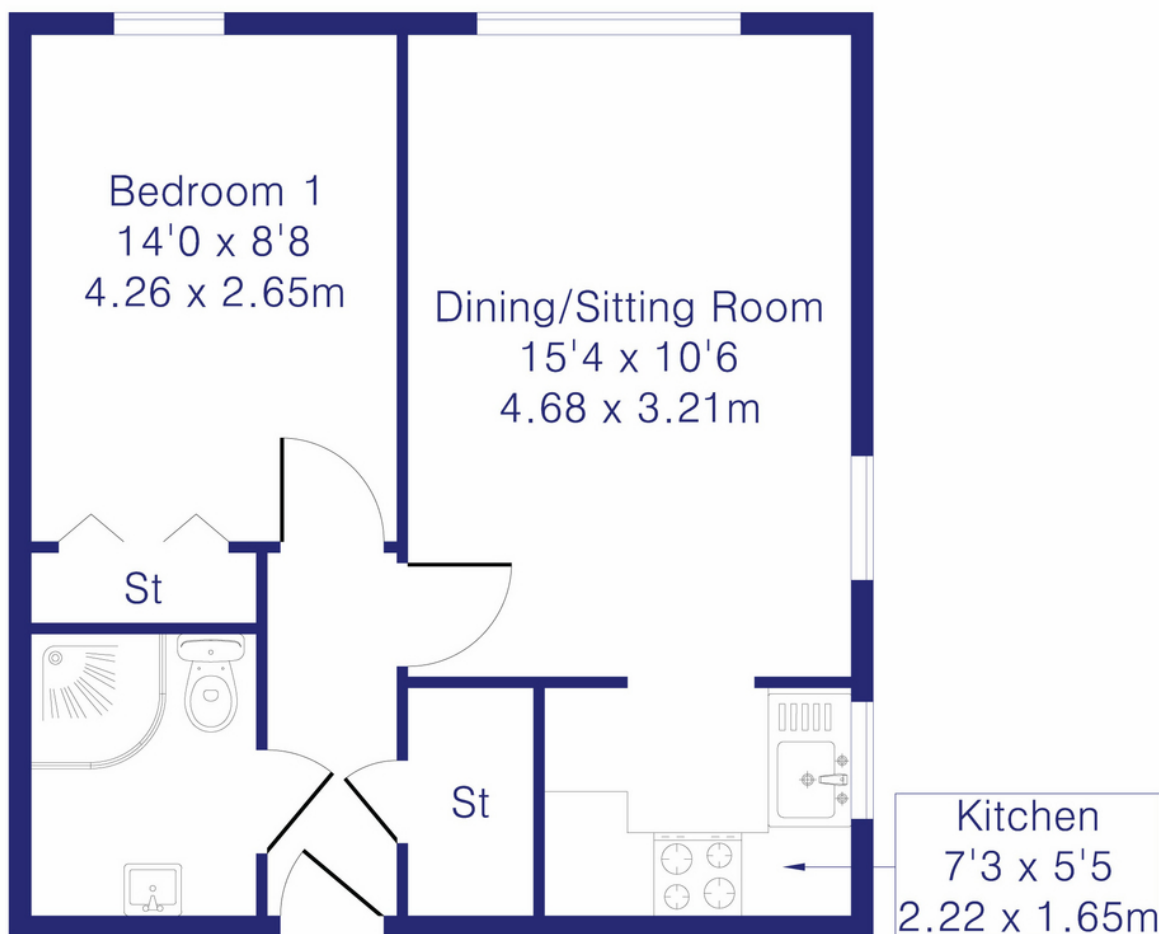
## Key Features

- 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.

Approximate Gross Internal Area 408 sq ft – 38 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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