



23 The Old Gaol, Abingdon, OX14 3HE  
£399,950 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Forming part of this exclusive development by Cranbourne homes this contemporary design influenced apartment nestles between two historic buildings namely the Grade II• listed Twickenham House mansion and the Napoleonic Old Gaol both restored to exacting standards. Superbly appointed first floor apartment, comfortably proportioned with thoughtfully arranged accommodation. The welcoming entrance hall conveys an immediate sense of well-being which is reinforced by the view that greets you upon accessing the Living room and walking out onto the generous size balcony. There is an impressive specification throughout complimented by a highly efficient heat recovery system feeding hot water and under floor heating. Well-designed kitchen with quartz worktops and a comprehensive range of discreetly integrated Bosch appliances. Video entry phone and Roca sanitary ware. Residents amenities include beautifully restored meticulously maintained gated landscaped gardens including Thames side tranquillity garden with direct river frontage, well equipped on site residents only gymnasium and CCTV video entry phone on site managers office (4 days a week) and a secure underground allocated car parking space.



- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric heat recovery heating system.
- Parking: Allocated car parking bay.
- Broadband Coverage: Standard 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: Very Low.
- Building Safety / Planning Issues: None known.



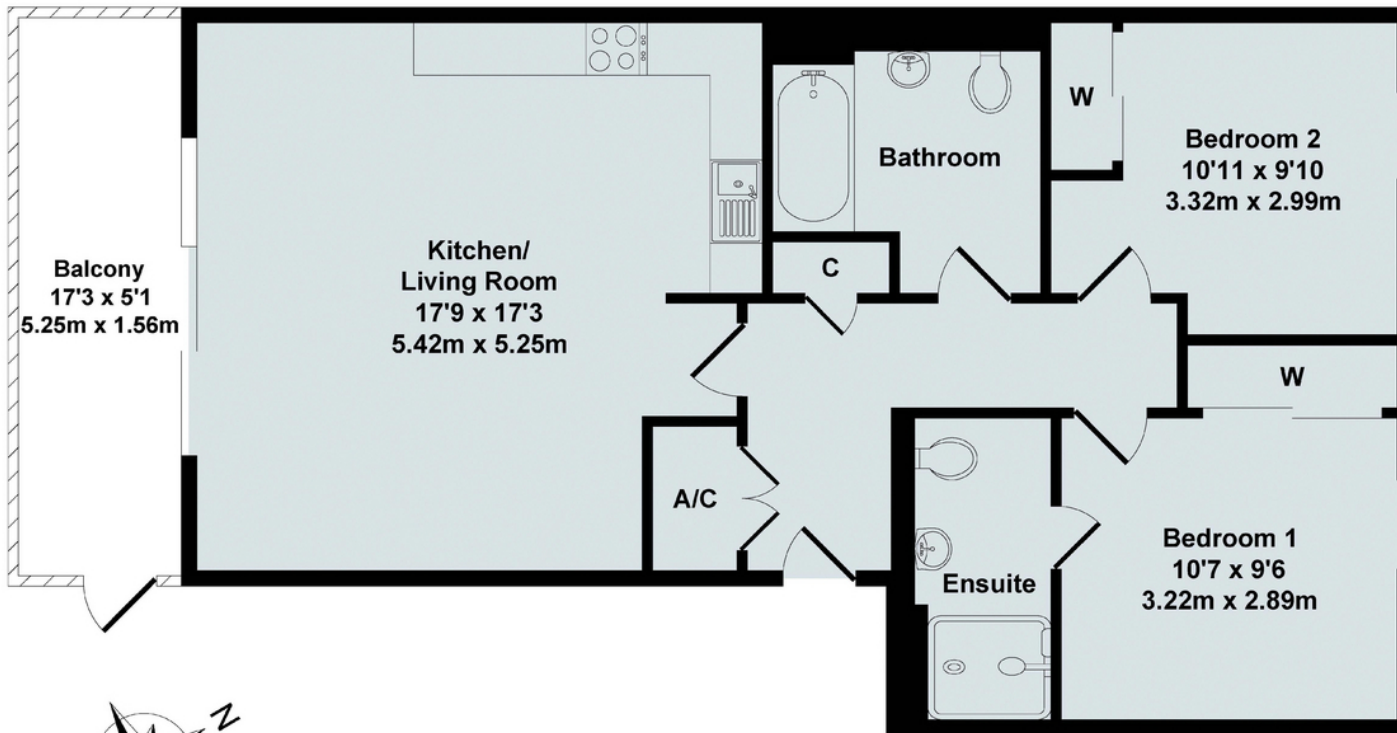


## Key Features

- Early vacant possession. No onward chain
- Fabulous town centre location
- Peace of mind security
- Comprehensively fitted and equipped kitchen area
- Wardrobes and patio doors with Juliet balconies to both bedrooms
- Luxury primary bathroom and en-suite
- EPC Rating: B/Council Tax Band D
- Lease: 999 years from 01.01.2012
- Service Charge/Ground Rent - £3254.72 per annum
- Underground car parking space

## 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.



**Total Approx. Floor Area 723 Sq.Ft. (67.20 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

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