



Ladygrove Court, Abingdon, OX14 5DB

Guide Price £249,500 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This two-bedroom, ground floor apartment is set within a well-regarded mews-style development, offering practical and comfortable living space. The property shares a communal entrance with just one other home, providing a sense of privacy and exclusivity.

Inside, the spacious living/dining room offers plenty of room for both relaxing and entertaining, making it a versatile area for everyday life. The adjoining kitchen is modern and well-equipped, with ample worktop space and integrated appliances, designed for efficiency and ease. Both bedrooms are good-sized doubles, with the master bedroom benefiting from its own en-suite bathroom for added comfort. The second bedroom offers flexibility, ideal as a guest room, home office, or additional storage.

Additional features include gas central heating and newly installed double-glazed windows. Outside, the apartment enjoys access to a garden space and benefits from allocated parking. The development is surrounded by landscaped communal gardens, providing a pleasant and peaceful outdoor environment.





Key Features

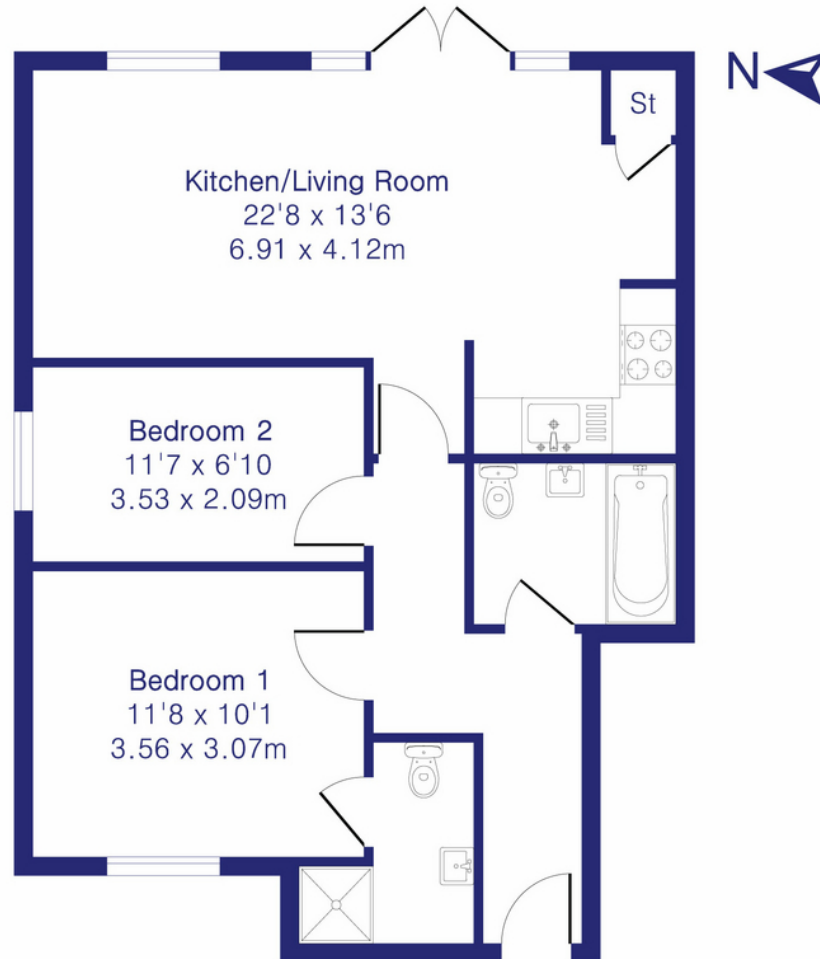
- Two double bedrooms, including en-suite to master
- Ground floor position with direct garden access
- Modern, well-equipped kitchen
- Spacious living/dining area
- Newly fitted double glazing throughout
- Allocated parking space
- Attractive landscaped communal gardens
- EPC Rating C - Council Tax Band C
- The lease commenced in 2021 with a term of 999 years. Ground rent is set at a peppercorn, and the current annual service charge is £1,607.

The Location

Ladygrove Court offers a prime location in the heart of Abingdon, providing easy access to the town's shops, cafes, and amenities. It's a short walk from picturesque riverside walks along the Thames, while local schools and parks are nearby, making it ideal for families. Commuters benefit from excellent transport links to Oxford, Didcot, and beyond, with convenient access to major roads including the A34. This peaceful yet well-connected location offers a blend of town living and natural surroundings, perfect for a balanced lifestyle in the sought-after Abingdon area.



Approximate Gross Internal Area 631 sq ft - 59 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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