



146a High Street, Abingdon, OX14 4AX

Guide Price £195,000 Share of Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Located in the popular village of Sutton Courtenay, this ground floor maisonette offers practical living with the benefit of a share of freehold and its own private entrance.

The property includes a large living room, modern kitchen, and a contemporary shower room (no bath). There are two bedrooms: one well-proportioned double and a smaller single room, suitable as a study or home office. Efficient electric heaters are fitted throughout.

Outside, there is a large allocated parking space directly in front of the property. To the rear is a shared courtyard.

This apartment would suit first-time buyers, downsizers, or investors looking for a low-maintenance home in a convenient location.

Material Information to note:

- Utilities: Electricity/water/drainage are connected.
  - Heating: Wifi controlled electric heaters.
  - Parking: Allocated Parking.
  - Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
  - Right of Ways/Easements: Shared access to the car park & yard/bin store to the rear.
  - Restrictions & Covenants: Ask agent.
  - Building Safety / Planning Issues: None known.
- Properties built pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed however the vendors have disclosed that this property contains no asbestos.







## Key Features

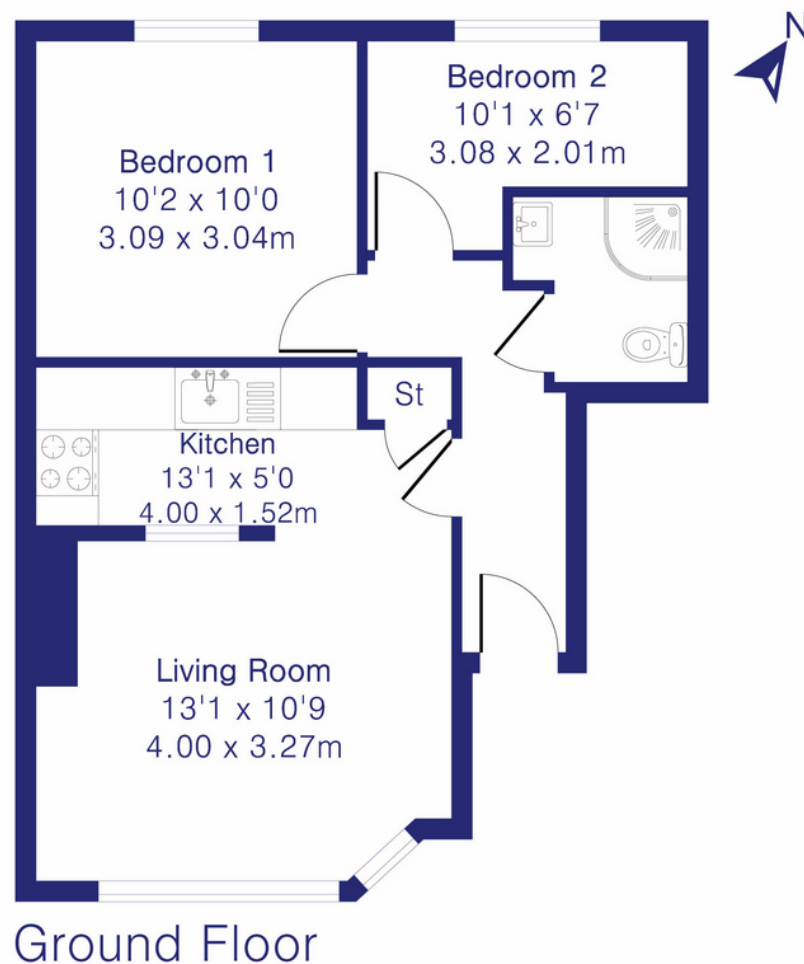
- Ground floor maisonette
- Share or freehold
- Service charge: £1296
- Lease length: 105 years
- Easy access to Didcot Parkway
- Large double bedroom & single bedroom/study
- EPC Rating: D
- Council Tax Band: B

## The Location

Sutton Courtenay is a well-connected and historic village offering a strong sense of community. It features several local pubs, a village shop, and active community spaces including halls that host regular events and activities. The village is conveniently located with easy access to Didcot Parkway (approx. 10 minutes by car), providing fast rail links to London and the West. Oxford is also within easy reach, around 25 minutes' drive, making it an ideal base for commuting or accessing wider amenities.



**Approximate Gross Internal Area 454 sq ft - 42 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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**Abingdon Office**  
51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000  
E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

