



Flat B, Abbey View House 11 Stert Street, Abingdon, OX14 3JF

Guide Price £250,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in the heart of Abingdon, this well-presented two-bedroom apartment is offered in excellent condition and is completely end of chain. With a light, airy feel and over 850 sq ft of living space, the property features generous proportions, ample storage, a private balcony, and a dedicated utility cupboard.

Accessed from Stert Street via communal stairs, the apartment is situated on the first floor and spans the full depth of the building, with views over both Abbey Close and Stert Street. Inside, a spacious hallway welcomes you with built-in storage and a fully plumbed utility cupboard. The layout includes a recently renovated family bathroom, two double bedrooms (both with built-in wardrobes), and a generous open-plan kitchen/living room measuring approximately 6m x 6m, which opens out to a private balcony.

The contemporary kitchen is a standout feature, complete with integrated appliances including a tower oven/grill, dishwasher, and fridge/freezer. High-end cabinetry provides excellent storage, and a well-sized breakfast island offers additional workspace and casual dining.



Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Car parking permit available in public car parks close by, subject to availability.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Restrictive Covenants: None know.
- Building Safety / Planning Issues: None known.



Key Features

- First floor apartment with balcony
- High end kitchen with built in appliances
- Open plan kitchen/living room with stylish breakfast bar
- Spacious and brilliant condition throughout
- Utility cupboard within hallway
- Two double bedrooms with built in appliances
- Town centre location
- Lease term 125 years as of 2013
- Service charge: £2440pa
- Ground rent: £100pa

The Location

Abingdon Town Centre offers a great mix of local shops, cafés, restaurants and everyday amenities, all within a short walk. Set by the River Thames, it's a historic market town with plenty of green spaces and a friendly community feel. There are regular bus links to Oxford and Didcot Parkway, and the A34 is close by for easy road access.



Approximate Gross Internal Area 851 sq ft - 79 sq m



First Floor



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office
51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000
E abingdon@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

