



28 Langley Road, Abingdon, OX14 1YD

Guide Price £155,000 Leasehold

THOMAS
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SALES LETTINGS



The Property

A well-presented ground floor studio apartment, offering a practical and comfortable living space in a convenient North Abingdon location.

The bright and spacious living/bedroom, making it ideal as a combined living and sleeping area. The kitchen is fully equipped with modern units, an electric hob and oven, and provides ample storage space. The compact shower room features contemporary fittings, and two handy storage cupboards offer additional practicality.

The property benefits from electric heating throughout, allocated parking, and its close proximity to Tilsley Park, providing easy access to recreational and green spaces.

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric heating.
- Parking: Allocated.
- 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: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 could possibly have asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



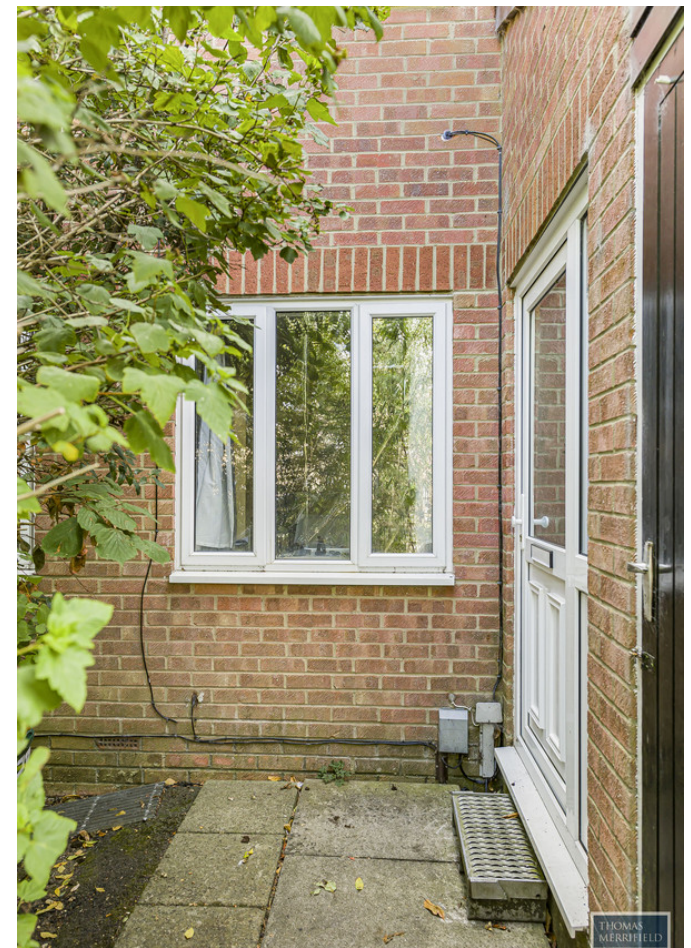


Key Features

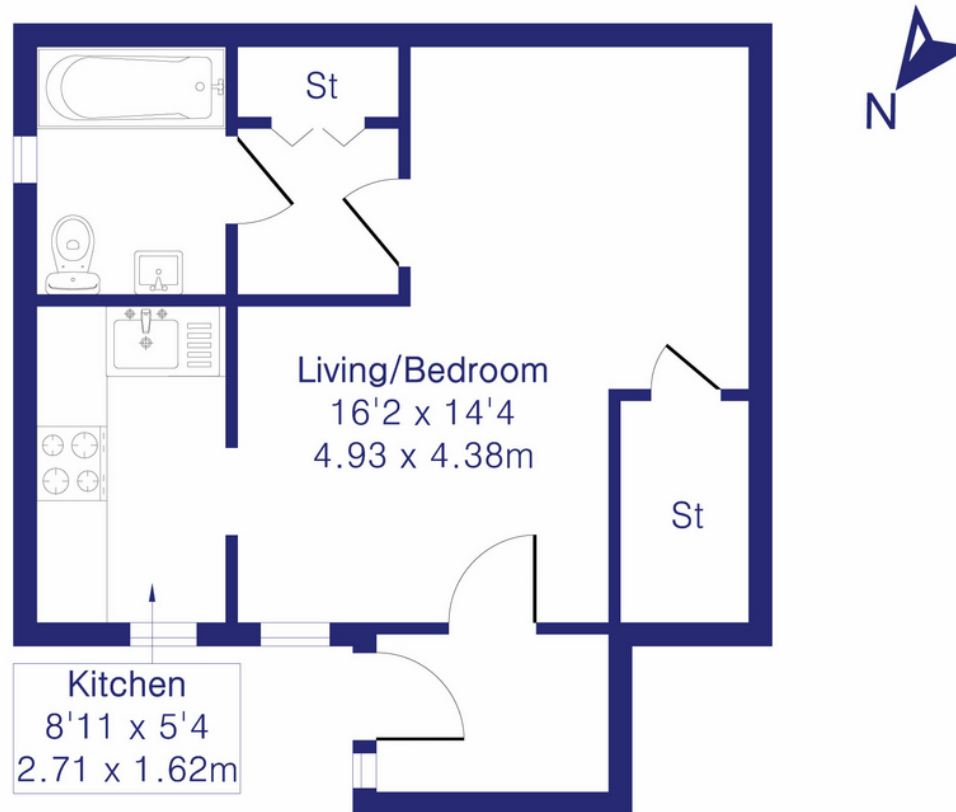
- Bright living/bedroom 16'2" x 14'4"
- Modern fitted kitchen with electric hob & oven
- Compact shower room with contemporary fittings
- Electric heating throughout
- Allocated parking space
- EPC Rating D - Council Tax Band A
- Remaining Lease 961 Years
- Ground Rent - £50/Annum
- Service Charge - £712.40/Annum

The Location

Langley Road is a highly sought-after area in North Abingdon, offering a peaceful residential setting with excellent local amenities. Residents benefit from easy access to shops, schools, and recreational facilities, including nearby Tilsley Park, perfect for walking, cycling, and outdoor activities. Commuters enjoy convenient routes to Oxford and surrounding towns, while the area's friendly community and tree-lined streets make it ideal for first-time buyers, professionals, or anyone seeking a balanced lifestyle in a well-connected yet tranquil location.



Approximate Gross Internal Area 355 sq ft - 33 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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