



3 Ock Mill Close, Abingdon, OX14 1SP

Guide Price £175,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Nestled alongside the River Ock, this ground-floor apartment presents an excellent opportunity to own a home in the heart of Abingdon, conveniently located near public transport, shops, and other amenities.

The communal aspects of the property include a well-maintained shared garden, a car park with one allocated space, ample on-road parking, and a communal entrance hall.

Inside, the apartment features a hallway with built-in storage, a spacious lounge with double doors opening into the kitchen, and a generous double bedroom. The family bathroom is well-proportioned, and patio doors from the lounge provide direct access to the communal green.

Situated just off Marcham Road, the apartment offers excellent accessibility to local amenities and transport links, making it ideal for those seeking a conveniently located home. The property has 62 years remaining on the lease, with a ground rent of £60 per annum and a service charge of £1,350 per annum.





Key Features

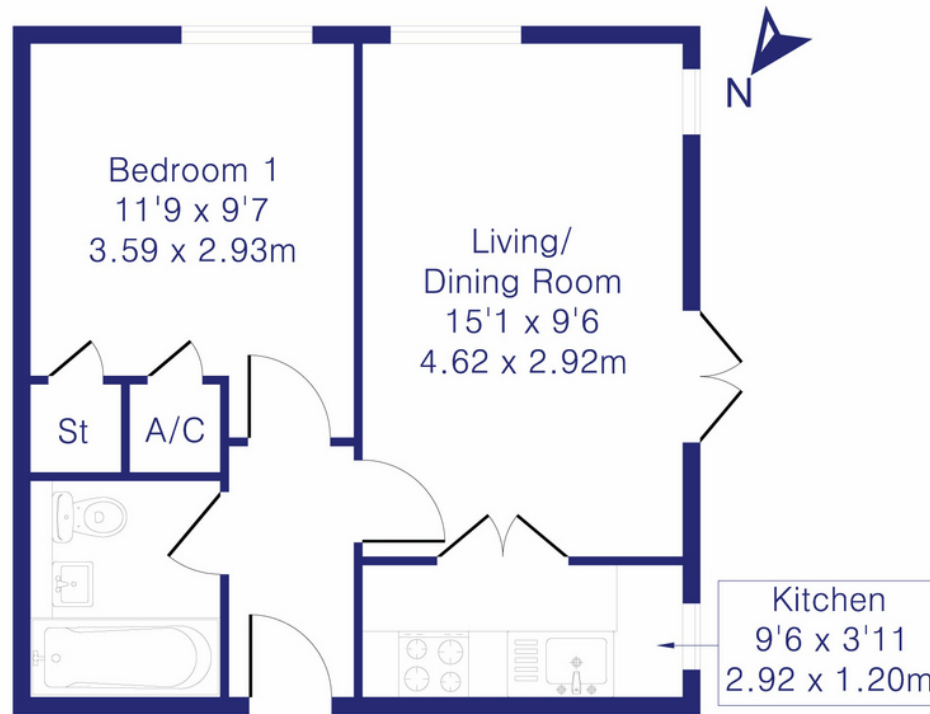
- Proximity to public transport, shops, and amenities
- £60 pa ground rent & £1350 pa service charge
- 61 years remaining on the lease
- Ground-floor apartment
- End of chain
- Spacious lounge with patio doors leading to the communal green
- Allocated parking
- Situated by the River Ock
- EPC rating: C

The Location

Abingdon-on-Thames, a historic market town in Oxfordshire, is situated along the picturesque banks of the River Thames. Renowned for its rich heritage, the town boasts beautiful architecture, including the impressive County Hall Museum and the remains of the medieval Abingdon Abbey. With a blend of charming old-world character and modern amenities, Abingdon-on-Thames offers a variety of shops, cafes, and restaurants. The town is well-connected, with excellent transport links to nearby Oxford and London, making it a desirable location for both commuters and those seeking a serene riverside lifestyle. Its vibrant community spirit is evident in the numerous local events and festivals held throughout the year, adding to the town's unique appeal.



Approximate Gross Internal Area 381 sq ft - 35 sq m



Ground Floor Flat



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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