



## Flat, 6 Morland Court, 53 Bath Street, Abingdon, Oxon, OX14 1EA

£950 PCM - 2nd September 2024

- One Bedroom Apartment
- Living Room with Feature Fireplace
- EPC Rating E
- Close to Town Centre
- Gas Central Heating
- Minimum 12 Month Tenancy
- Parking Space
- Council Tax Band C
- Part furnished



# 6 Morland Court, 53 Bath Street OX14 1EA

A ground floor part furnished one bedroom apartment forming part of a period conversion close to the town centre. Kitchen with built-in oven and hob, fridge freezer, washing machine, Living room with feature fireplace. Double bedroom. Access to cellar. Gas central heating. Reserved Parking, Communal garden. Council tax band C EPC Rating E

Heating: Gas central heating

Broadband: Standard to ultrafast available (Ofcom)

Mobile Availability: EE, O2, Vodafone, Three (Ofcom)

Flood Risk: low (Government)



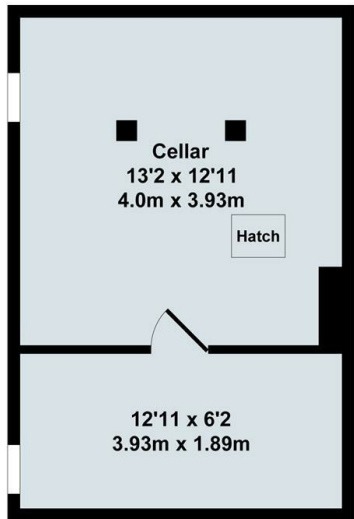
Council Tax Band: C



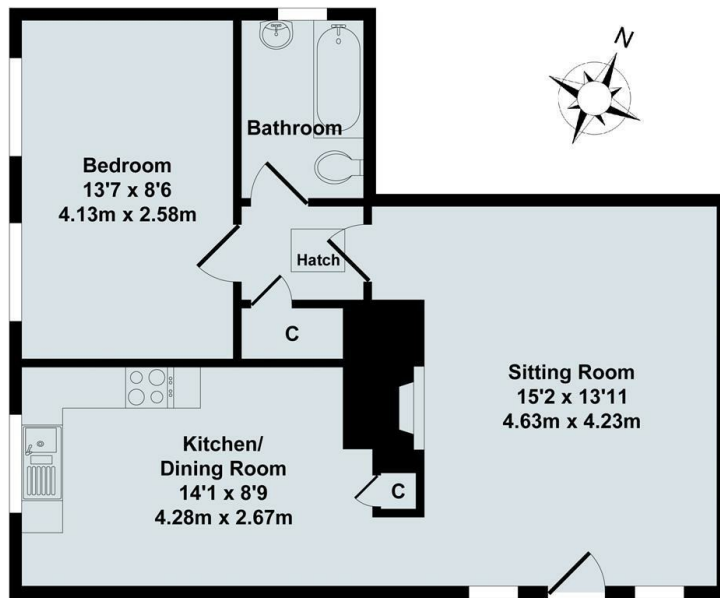








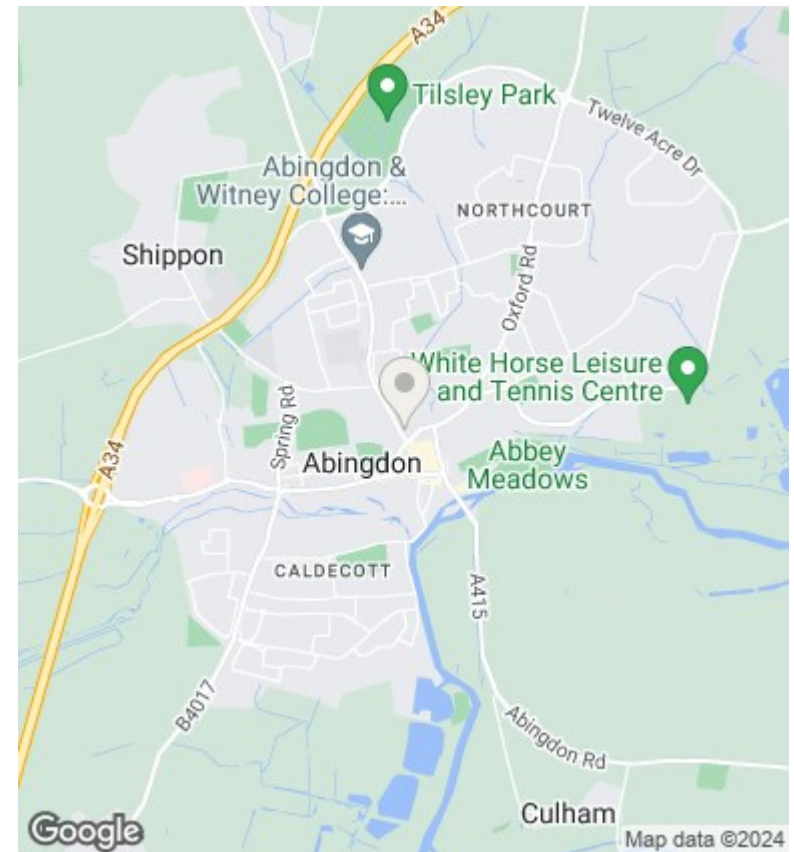
Cellar



Ground Floor

Total Approx. Floor Area 778 Sq.Ft. (72.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



### Viewings

Viewings by arrangement only. Call 01235 554950 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	