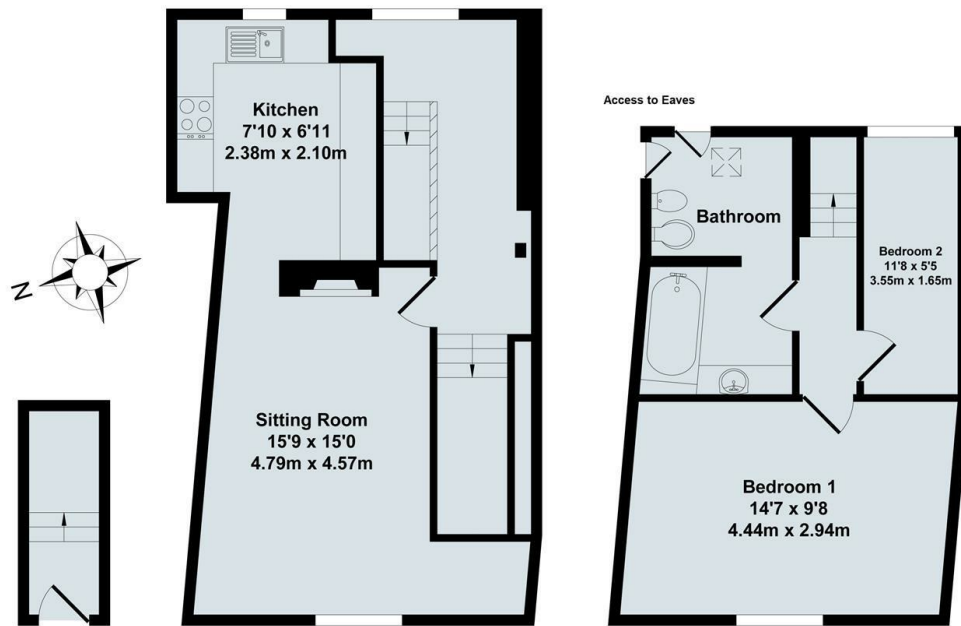




## Flat 45 Stert Street, Abingdon, OX14 3JF

£1,195 PCM - 16th December 2024.

- Prime Abingdon Town Centre location
- Master bedroom (14'7" x 9'8")
- Approx. 738 sq. ft. of living space
- Spacious sitting room (15'9" x 15'0")
- Second bedroom (11'8" x 5'5")
- Ideal for professionals or small families
- Well-equipped kitchen (7'10" x 6'11")
- Modern first-floor bathroom



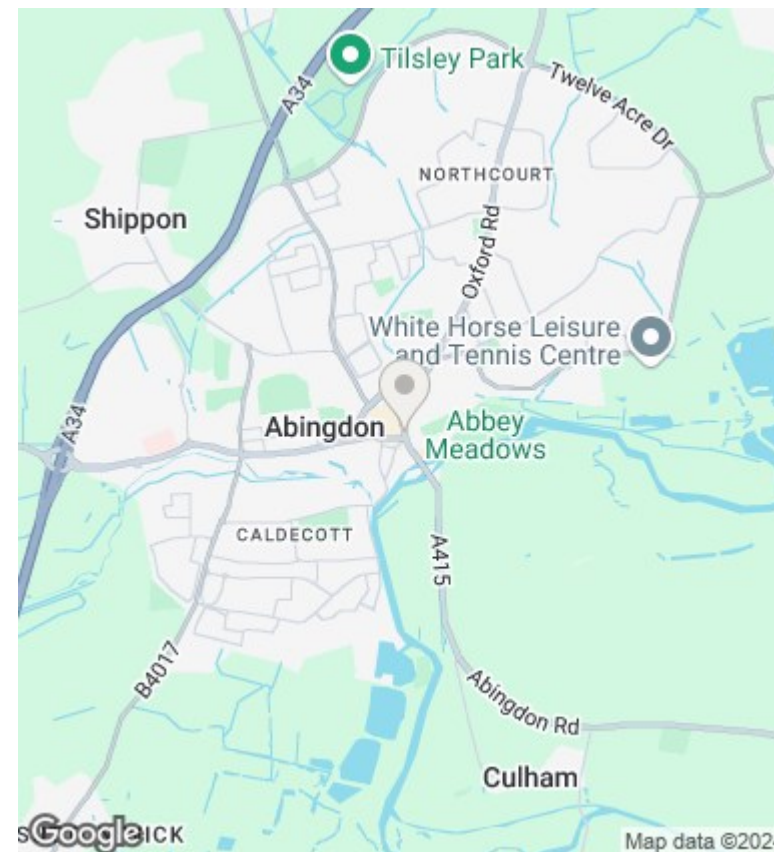
Lower Ground Floor

Ground Floor

First Floor

Total Approx. Floor Area 738 Sq.Ft. (68.60 Sq.M.)

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



## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

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