

## 20 Cygnet Court

Caldecott Road, Abingdon, Oxfordshire, OX14 5ET



**PRICE: Offers in the Region Of  
£110,000**

**Lease: 125 years from 1988**

### Property Description:

#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR**

Cygnet Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 52 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Cygnet Court enjoys a cul-de-sac position adjacent to the River. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Situated along side mill stream
- Minimum Age 60
- Guest Suite
- Development Manager
- Lift to all floors
- Lease

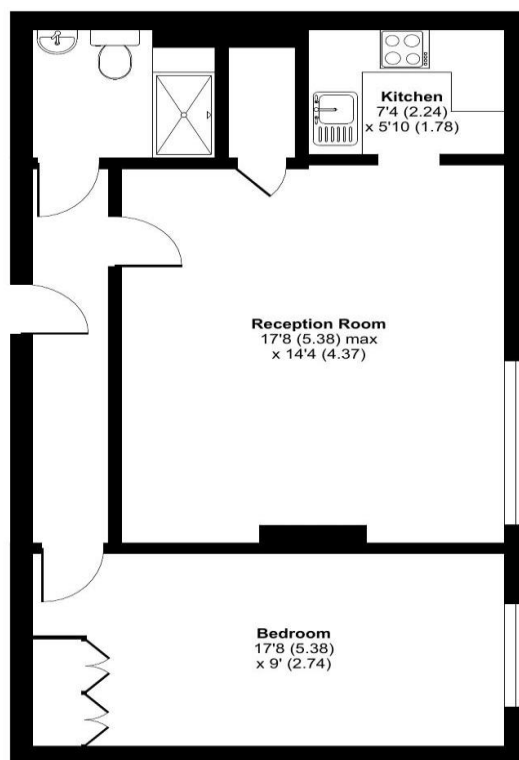


**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell MNAEA**

**Caldecott Road, Abingdon, OX14**

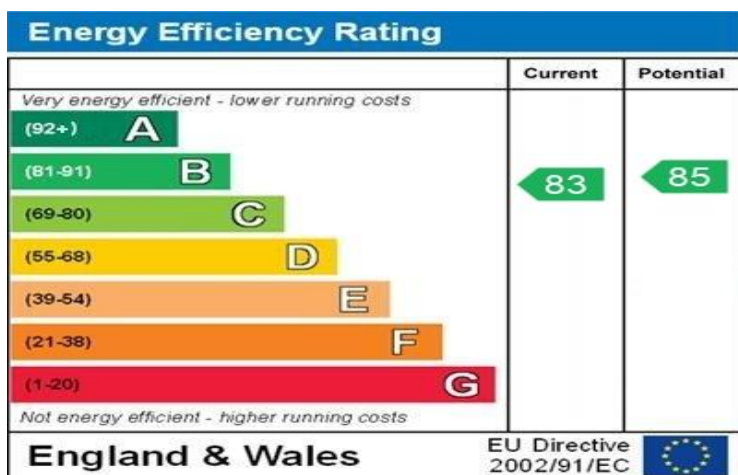
Approximate Area = 592 sq ft / 55 sq m

For identification only - Not to scale



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Retirement Homesearch Limited. REF: 1265783



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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£553.68**

**Ground Rent Period Review:**

**2032**

**Annual Service Charge:**

**£3875.74**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer  
0% Contingency**

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