



9A MASEFIELD CRESCENT

ABINGDON, OX14 5PB

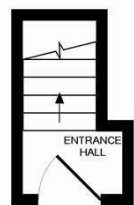
£995 PCM

A first floor ONE bed maisonette well situated for easy access to Abingdon Town Centre or surrounding villages. Bus stop within a few minutes walk direct to Oxford and easy access to Milton Park and Harwell campus.

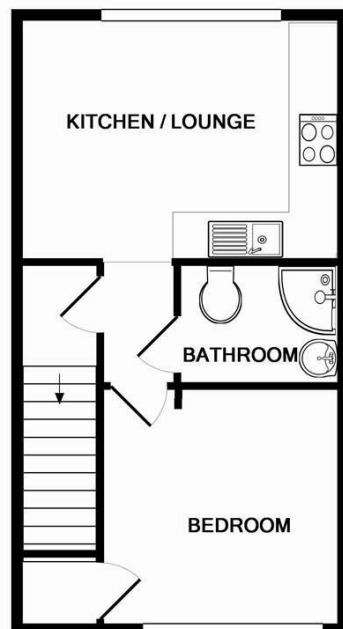
The property offers a delightful open plan modern kitchen/living area, shower room and bedroom with built in wardrobe. The maisonette offers off road parking in this quiet part of Abingdon.

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GROUND FLOOR
APPROX. FLOOR
AREA 32 SQ.FT.
(3.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 395 SQ.FT. (36.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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