



Connells

Reade Avenue
Abingdon



Property Description

A spacious one bedroom first floor apartment, with new carpets laid throughout, large kitchen with ample worktop and cupboard space, double bedroom and modern shower room.

Located in a quiet cul-de-sac close to a playing field and within easy reach of the town centre and the A34 to Oxford.

The flat benefits from double glazing, allocated off-street parking space and on-street parking outside.

Currently achieving a handsome rental yield over 6%.

Offered to the market chain free and with the opportunity to purchase with a tenant in situ.

Lease extended to 189 years, starting from 25/12/1984.

Kitchen/Living Room

14' 5" x 20' (4.39m x 6.10m)

Bedroom

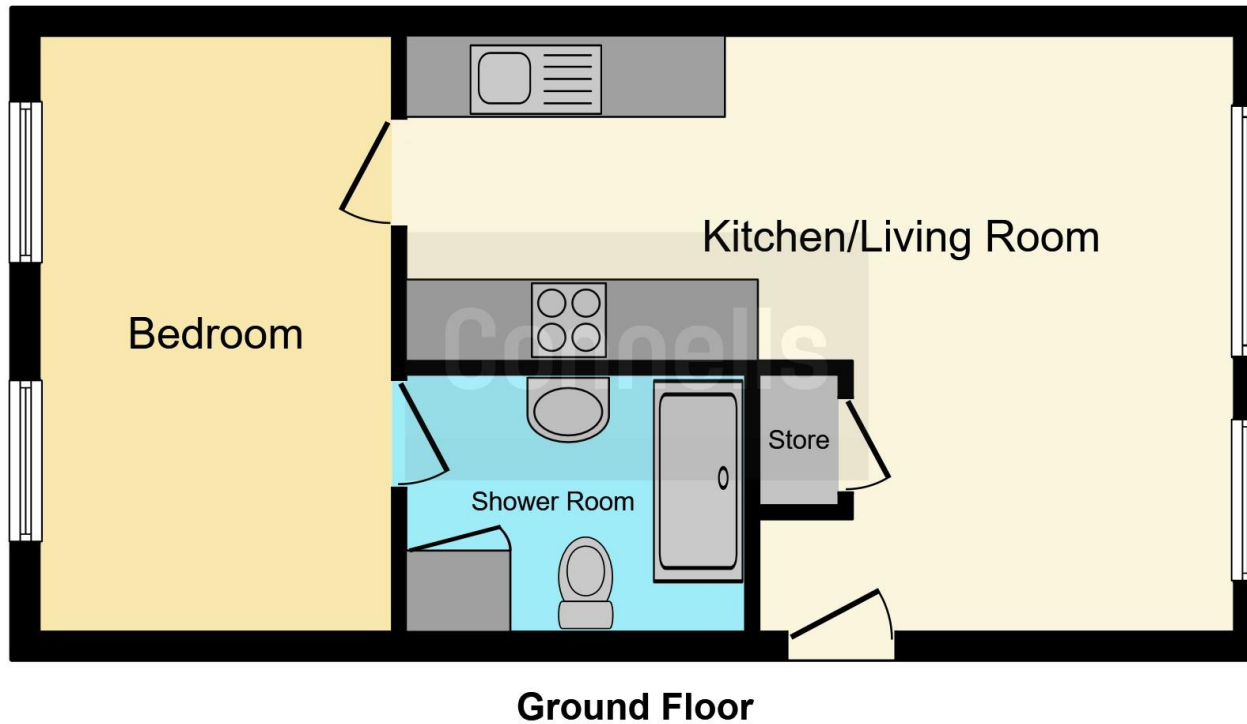
14' 5" x 8' 6" (4.39m x 2.59m)

Bathroom

8' 2" x 6' 2" (2.49m x 1.88m)







Ground Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/ABG304960](https://www.connells.co.uk/Property/ABG304960)

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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