



Connells

Morland Court Bath Street
Abingdon



Property Description

A truly unique Grade II listed four-bedroom character property set in the heart of Abingdon town centre.

This one-of-a-kind property offers immense potential for an incredible transformation. Accessed from Bath Street, it features a private parking space to the rear and is just a stone's throw from the bus stop and all local amenities. This property is an absolute must-see to appreciate its full potential.

Ideal for a wide range of buyers, it would make an incredible investment or provide convenient town-centre living to suit your lifestyle. The property is offered as a share of freehold with 999 years remaining on the lease from 14/11/1986.

Service charges are £90 per month, with a peppercorn ground rent.

Don't miss this exceptional opportunity to create your dream home in a prime location.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Ground Floor Entrance Hall

13' 10" x 7' 4" (4.22m x 2.24m)

First Floor

Sitting Room

14' 2" x 14' 9" (4.32m x 4.50m)

Study Or Bedroom Four

14' 1" x 7' 4" (4.29m x 2.24m)

Kitchen

13' 10" x 15' 1" (4.22m x 4.60m)

Second Floor

Bedroom One

14' 2" x 15' 5" (4.32m x 4.70m)

Bedroom Two

14' x 6' 9" (4.27m x 2.06m)

Bedroom Three

14' x 6' 9" (4.27m x 2.06m)

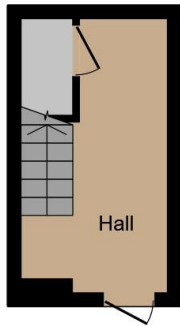
W.C

5' 7" x 3' 10" (1.70m x 1.17m)

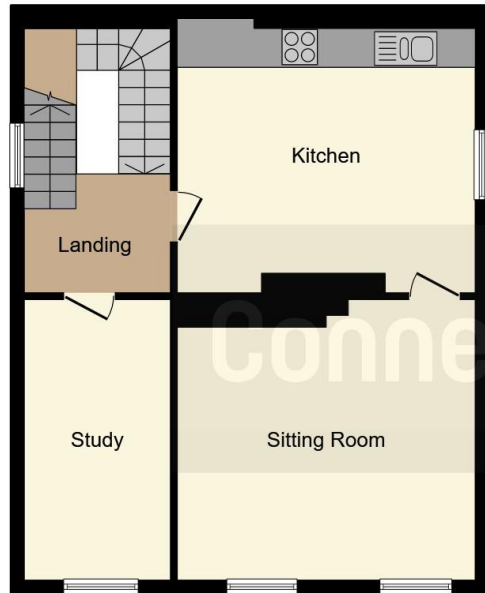
Bathroom

8' 7" x 5' (2.62m x 1.52m)





Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01235 555611
E abingdon@connells.co.uk

11 High Street
ABINGDON OX14 5BB

EPC Rating: D

view this property online connells.co.uk/Property/ABG304784

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Nov 1986. 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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Property Ref: ABG304784 - 0016