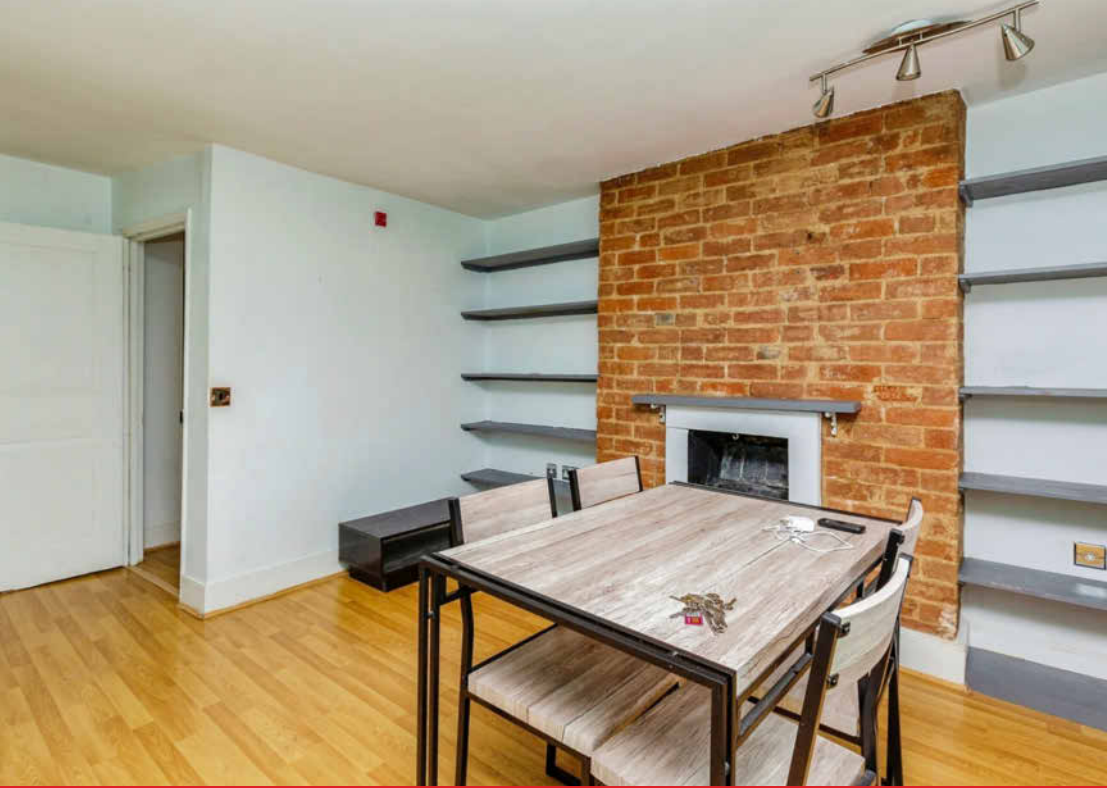




Philips Court, Lombard Street, Abingdon

**Connells** SIGNATURE





## Philips Court, Lombard Street, Abingdon

A stunning Grade II listed two double bedroom apartment situated on Lombard Street, just a stone's throw from Abingdon Market Square. This 17th-century former coach-house, set behind a gated entrance, occupies the upper floors and offers views over a communal garden terrace and the market square.

The accommodation comprises a kitchen that was completely upgraded in 2021, a generously sized living room featuring a charming fireplace and exposed original brickwork, and a spacious loft-style master bedroom with exposed beams and original brickwork. Additionally, the second double bedroom, which could also serve as a further spectacular living room also features exposed beams. Further benefits include a substantial storage room/attic

that is the same size as the master bedroom and could be converted to a third bedroom. The property includes a bathroom, a private courtyard, and secure bike storage.

The property comes complete with an allocated annual parking permit from the council.

This unique apartment is available chain-free, offering a rare opportunity to own a piece of history in a prime location and as an investment the yield is 8.4%

### **Kitchen**

7'10 X 8'2

Completely renovated in 2021

### **Dining Room**

12'1 X 14'6

### **Reception Room/Bedroom Two**

12'9 X 9'2

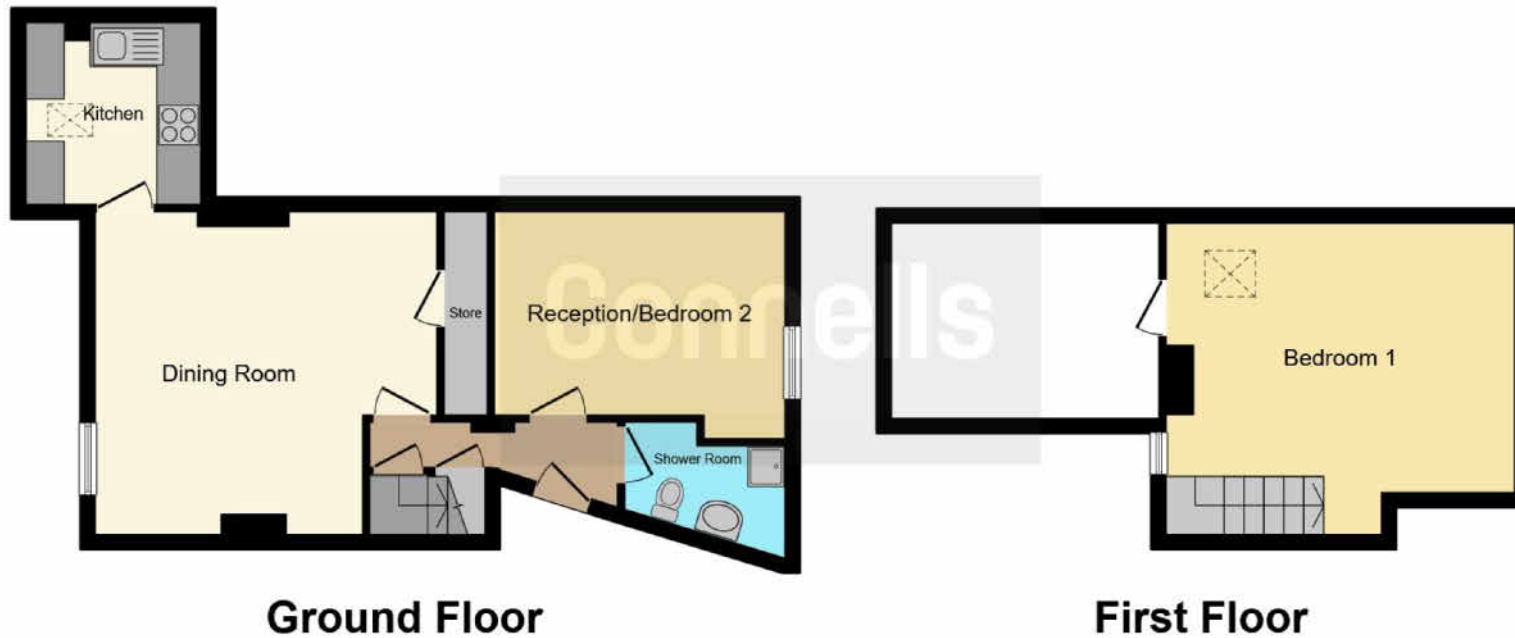
### **Bedroom One**

15'9 X 13'10









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](http://www.focalagent.com)

# Philips Court, Lombard Street, Abingdon

Beautifully presented Grade II listed 17th century former coach-house. Rare opportunity to buy this upper floor two double bedroom flat in a much sought-after central location overlooking Abingdon market square and with a private communal courtyard/garden terrace.

Price

**POA**

Tenure: Leasehold

EPC Rating: Exempt

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To view this property please contact us on

**01235 555611**

or email [abingdon@connells.co.uk](mailto:abingdon@connells.co.uk)

11 High Street, Abingdon, Oxfordshire OX14 5BB

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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

