



Connells

Jenyns Court
Abingdon



Property Description

A highly deceptive two double bedroom apartment that has undergone vast improvements throughout. This apartment is a must see to appreciate the size of living spaces throughout.

Upon entrance are the well-kept communal grounds and parking to the front of the building. The communal areas are entered using intercom for each apartment offering excellent security.

When you enter the apartment there is a porch, large hallway, two double bedrooms (with new carpet), wet room, separate w/c, a brand-new kitchen and a particularly large living room which boasts natural light through the impressive windows and looks out onto greenery.

Sold with no chain, this would make an excellent first-time purchase or investment. With a potential rental yield of 6.82%

125 years remaining on the lease from 23rd August 1985. Current - 86 years left to date. Service Charges £67.64 a month and £10 for ground rent.

please note this property is up two flights of stairs and is not suitable for anyone requiring ground floor access as there are no lifts

This property is situated in Southwest Abingdon and is a short walk from the picturesque Town Centre which is home to a mix of shops, restaurants, public houses and a weekly market. The River Thames and River Ock which flow through the town are both nearby and offer the opportunity for lovely riverside walks. The historic city of Oxford is only 7 miles away and the main line rail station at Didcot Parkway is also easily accessible.

Living Room

11' 9" x 16' (3.58m x 4.88m)

Kitchen

9' 10" x 8' 6" (3.00m x 2.59m)

W.C

2' 7" x 6' 1" (0.79m x 1.85m)

Shower Room

6' 3" x 5' 6" (1.91m x 1.68m)

Bedroom One

11' 5" x 11' 9" (3.48m x 3.58m)

Bedroom Two

9' 10" x 11' 9" (3.00m x 3.58m)





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

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EPC Rating: E

view this property online connells.co.uk/Property/ABG304937

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Aug 1985. 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.

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Property Ref: ABG304937 - 0010