





Property Description

Charming Character Duplex Apartment in Historic Abingdon

Nestled in the heart of the picturesque town of Abingdon, this unique duplex apartment offers a rare blend of historic charm and modern convenience. With direct access to the high street, this property is rich in character and features quirky touches throughout.

Accommodation Details:

" Large Double Bedroom: Spacious and inviting, perfect for relaxation.

" Beautiful Large Living Room: Offers stunning views across the high street, providing a delightful atmosphere.

" Bathroom: Well-appointed and functional.

" Galley Kitchen: Efficient and stylish, ideal for all your culinary needs.

" Quirky Loft Space: Versatile area suitable for use as a bedroom, office, playroom, or extra storage.

This duplex apartment is bathed in natural light, thanks to the large sash windows, and features tasteful neutral decoration throughout.

Additional Features:

" Chain Free: Ready for immediate occupancy.

" Investment Opportunity: Option to purchase with a long-term tenant, offering an excellent rental yield.

Perfect for investors or those seeking a charming home in a vibrant town, this property is truly one of a kind. Don't miss the chance to own a piece of Abingdon's history.

Living Room

18' x 14' 9" (5.49m x 4.50m)
Large living room with ample space for both sofa suite and dining table with chairs. With large sash windows offering excellent natural light. Laid to carpet.

Bedroom One

10' 5" x 14' 9" (3.17m x 4.50m)
Good size double bedroom placed to the front of the property, with ideal space for wardrobe, bedside tables as well as a vanity unit

Kitchen

12' 1" x 5' 10" (3.68m x 1.78m)
Galley-Style kitchen conveniently designed to feature the necessary appliances for a keen cook, such as integrated gas hob and oven, with fitted extractor fan. As well as having space for a fridge/freezer and free-standing washing machine

Bedroom Two

7' 6" x 7' 10" (2.29m x 2.39m)
Loft Eaves Room

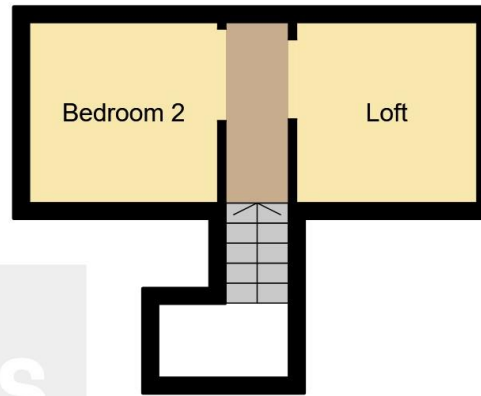
Loft

6' 6" x 7' 6" (1.98m x 2.29m)
Loft Eaves Room





Ground Floor



First 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

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view this property online [connells.co.uk/Property/ABG305020](https://www.connells.co.uk/Property/ABG305020)

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:
 Just along the high street from the Connells office!

EPC Rating: C



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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