



Connells

Sadlers Court
Abingdon



Property Description

Excellent opportunity to purchase a two-bedroom maisonette, with own front door set at ground level opposite the green. This home offers wonderful living space with large living room open to dining area, a fully equipped kitchen, bathroom and two bedrooms. The loft is partially boarded for access or storage. With the added bonus of parking and a garage!

With 88 years left on the lease, ground rent at £319 for the year and service charges at £260 for the year. This would make a fantastic investment opportunity with a projected rental yield of 6.25%

Hall Ground Floor

8' 3" x 5' 6" (2.51m x 1.68m)

Reception/Dining Room

16' 2" x 15' 5" (4.93m x 4.70m)

Kitchen

12' 4" x 5' 10" (3.76m x 1.78m)

Bedroom One

12' 9" x 10' 7" (3.89m x 3.23m)

Bedroom Two

8' 9" x 10' 9" (2.67m x 3.28m)

Bathroom

7' 8" x 7' 10" (2.34m x 2.39m)





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/ABG305040

This is a Leasehold property with details as follows; Term of Lease 100 years from 23 Aug 2012. 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:

From the Connells Abingdon office, leave the town centre via the Vineyard. Cross over the mini roundabout into the Oxford Road. At the roundabout turn right into Dunmore Road. Take the first turning on the right into Mattock Way and first right again into Sadlers Court.

EPC Rating: D



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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