



Coopers Lane, Abingdon

Connells

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Coopers Lane, Abingdon

An imposing Victorian building imaginatively converted by Berkeley Homes in 2000 into 15 unique apartments. This apartment has only had one owner since its 2002 conversion. The total floor area measures 124 square metres.

There is a private entrance at the third level via stairs or lift (level access from the lift suitable for wheelchair access) with elegant brick wall corridor to front door, entry phone is in the hallway. Ample living space with plenty of natural light to wow any viewer in search of an airy spacious apartment.

The living room is overlooked by a stunning double height galleried multi-purpose mezzanine (The second floor has a multi-purpose open study area, and loft space equipped for storage). Master bedroom offers an en-suite. There is also the second bedroom with potential for a third bedroom on the second floor.

In terms of parking arrangements there is an allocated car-parking space adjacent to bin store and a separate visitors parking space on site.

Well situated in Abingdon and close to the High Street and various amenities including schools, dentist and GP surgeries, cafes, convenience store, banks, chemists and recreational facilities. Quick and easy access into the nearby A34 connecting northbound to M40 and southbound to the M4.



Hallway

Bathroom

5'6 X 7'10

Redecorated 2023; 5 recessed down lighters, panelled bath with mixer tap, hand-held shower attachment, hand basin, close-coupled W.C, tiled walls, electric shaver point and radiator. Additional large cupboards at ceiling height; carpeted floor; radiator.

Kitchen

8'6 X 12'1

Universal router module kitchen with all instructions still available.

Redecorated in 2023

Comprehensive range of high quality made to measure matching wall and base cupboards incorporating Siemens stainless steel appliances including four ring gas hob with extractor canopy over, oven and microwave, additional items include fridge, three drawer freezer, washing machine and dishwasher, all with co-ordinating doors, range of work surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer tap, ample range of drawers and cupboards, shelved wall cupboards with concealed under lighting, wine storage, glass splashbacks, seven recessed

down lighters, extractor, radiator, laminate flooring, window to side.

Bedroom Two

16 X 12'1

An ample-sized room with tall south east facing window to benefit from early morning sunlight.

Laminated floor. Radiator

Living Room

16 X 12'1

A spectacular, exceptionally large space with feature vaulted high ceiling, 3 stories high.

Double aspect room facing south and west with 4 tall tessellated windows, combined with 2 rows of lantern-style high windows

at the top of the room.

TV aerial, data point, 6 wall lights
One high wall features a book collection measuring 20ft x 8ft high also incorporates lighting.

Master Bedroom

11'1 x 21'3

***Measurement excludes large door recess**

High Ceiling, En Suite Bathroom, One radiator, Wardrobe
Original structural beam from Brewery industrial storage space, TV data point
High tessellated window



En Suite to Master

5'10 X 7'2

Redecorated in 2023. 5 recessed down lighters, enlarged Aqualisa shower, pedestal hand basin, close-coupled W.C, part tiled walls, electric shaver point, radiator and additional cupboard

Mezzanine Level

13'5 X 8'6

Reached by a detailed pine staircase with high ceiling

2 rows of lantern double-glazed windows - a continuation from lounge giving bright natural light to this useful space.

At ceiling height look onto roof space to the north and magnificent sunsets on the opposite side.

Laminate floor, 1 radiator, 2 wall lights, and fitted alarm

Eaves/Loft

13'1 X 37'8

Approximate measurements

Sloping Roof.

A lockable door from the mezzanine leads into the loft

Accessible and valuable storage space that has been reclaimed as is; semi-floored, lighting, power points, shelving.

Unlike many of the other apartments in this block, the opened-up loft gives easy access to trunking, lighting, and other services essential to the smooth running of any home.

Charges

Ground Rent currently waived.

£70 admin fee per annum to BrewTower Condominium Ltd.

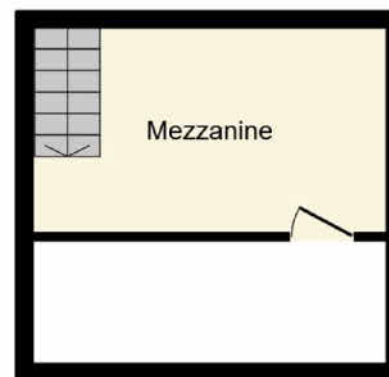
£3533.86 service charge paid annually or monthly £294.48 pcm to CommonGround

Public Right of Way

Via car-park to Queen Ann Mews



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Coopers Lane, Abingdon

Beautifully presented two bedroom apartment over two floors in the heart of town in the prestigious Coopers Lane, formerly the site of the Morlands Brewery. Communal entrance from the artistic landscaped piazza. A must-see to appreciate the unique and sophisticated features throughout.

Price

POA

Tenure: Leasehold

EPC Rating: E

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To view this property please contact us on

01235 555611

or email abingdon@connells.co.uk

11 High Street, Abingdon, Oxfordshire OX14 5BB

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