



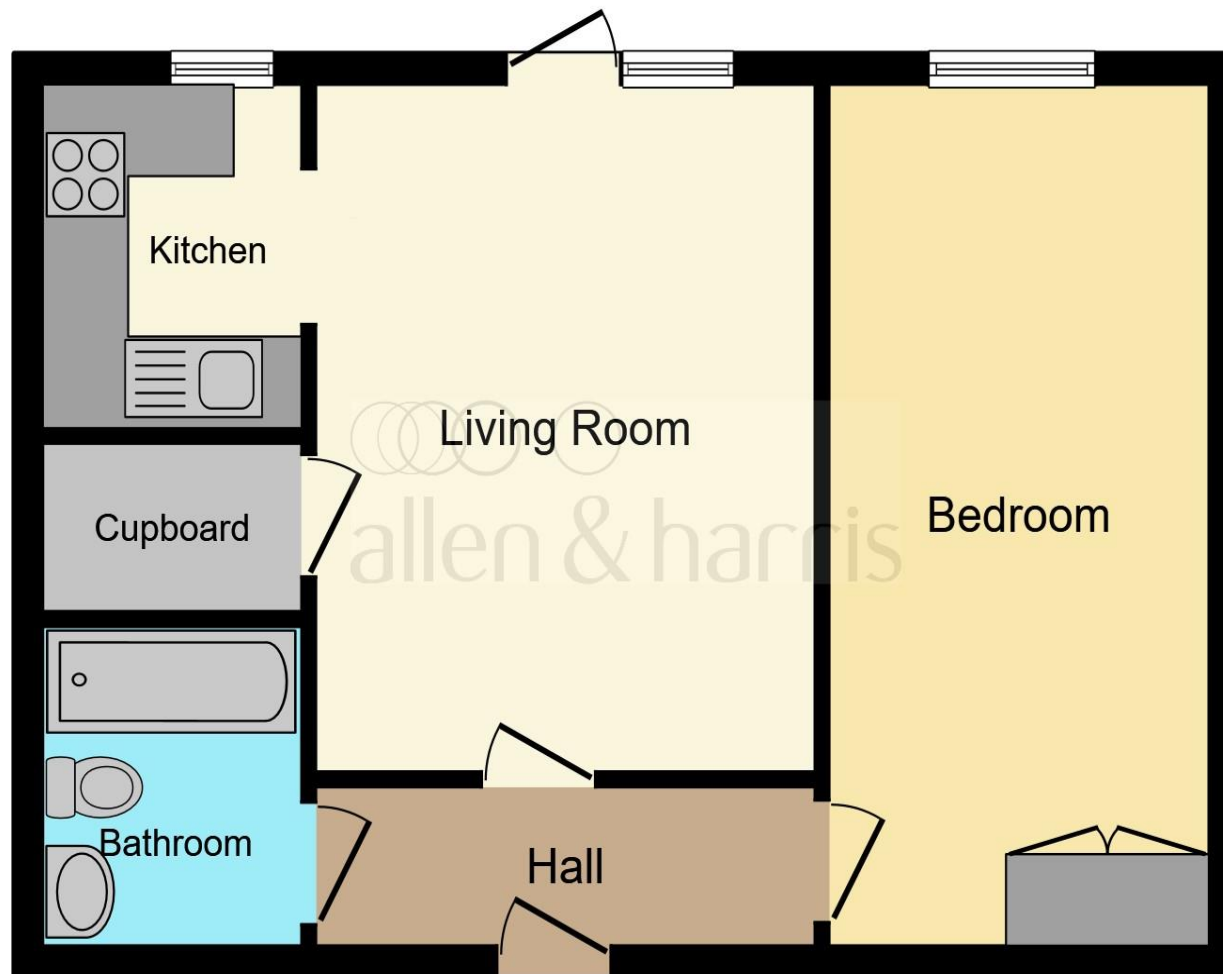
Cygnet Court, Caldecott Road, Abingdon, OX14 5ET

welcome to

Cygnets Court Caldecott Road, Abingdon

Located nearby the River Thames, Allen & Harris are proud to bring to the market this one-bedroom retirement apartment. The property comprises of one bedroom, a kitchen, one bathroom and a living space. In addition, the property benefits from scenic surroundings and local amenities are nearby. Situated close to the town centre of Abingdon is this McCarthy & Stone built retirement apartment. This apartment comprises of a double bedroom, bathroom, lounge and kitchen. The property is double glazed with electric heating and benefits from the use of the communal facilities such as lounge area, laundry room and gardens which overlooks the River Ock. The property is close to the River Thames with a short riverside walk to and from Abingdon town centre.





Entrance Hall

Lounge

11' 5" x 14' 2" (3.48m x 4.32m)

Kitchen

5' 9" x 7' 4" (1.75m x 2.24m)

Bedroom One

17' 6" x 8' 7" (5.33m x 2.62m)

Bathroom

6' 8" x 6' 1" (2.03m x 1.85m)

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

welcome to

Cygnnet Court, Caldecott Road, Abingdon

- Ground Floor Apartment
- One Bedroom
- Retirement Accommodation
- Close Proximity To River Thames
- Chain Free

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3832.26

Ground Rent: 553.68

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Nearby you will find great local amenities such as shops, takeaways, riverside walks along the Thames and public parks. The location of this property also benefits from all the local amenities Abingdon town centre has to offer including restaurants, bars and scenic river walks. Transport links to Oxford and Didcot are provided by the regular bus services through Abingdon and nearby road links such as the A34.

£90,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI107762



Property Ref:
ABI107762 - 0008

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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