



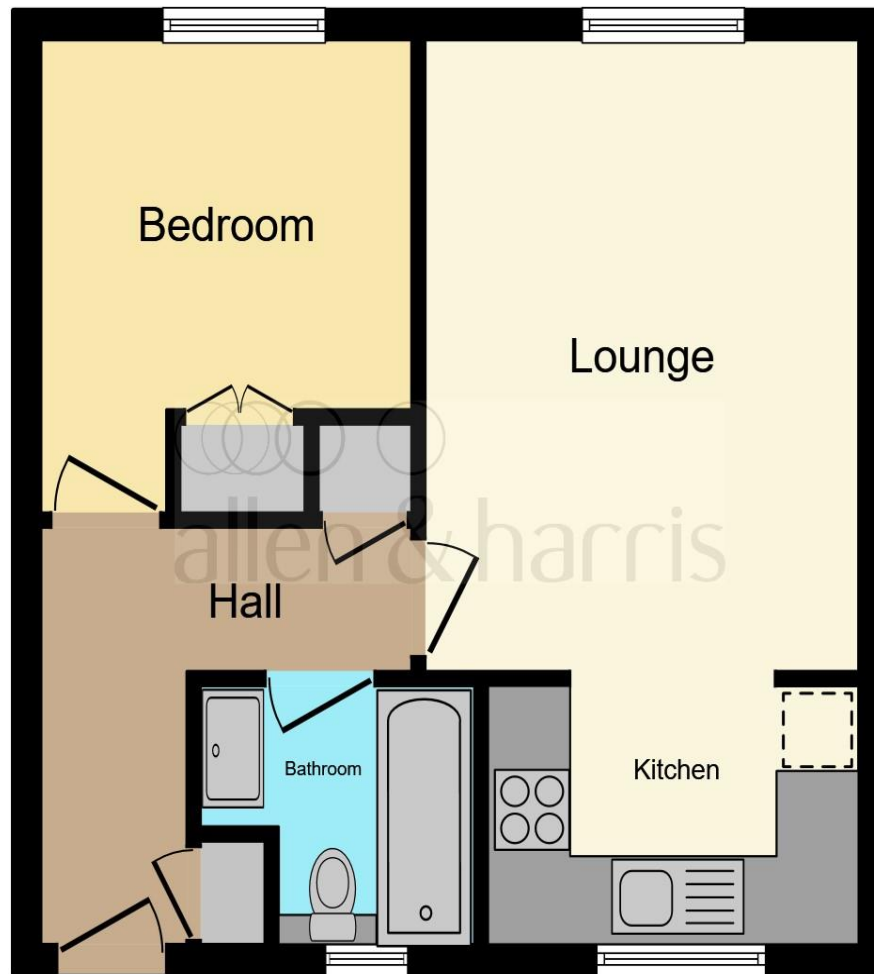
Ock Mill Close, Abingdon, OX14 1SP

welcome to

Ock Mill Close, Abingdon

Allen and Harris is proud to present to the market this one bedroom, first floor apartment situated in central Abingdon, in a convenient location giving great access to transport links. The property is approached via a communal entrance hall with stairs leading up to the first floor. The front door gives access to an entrance hall which has newly fitted luxury vinyl tiles and intercom system as well as doors to all rooms. The bedroom has a velux window overlooking the rear communal gardens and has the benefit of built in wardrobes. The lounge/dining room measures in excess of 14ft in length and has newly fitted luxury vinyl tiles and has an arch way through to the kitchen. The kitchen has been thoughtfully and newly renovated by the present owner to now offer a range of modern base units and work top, to include a built in Bosch electric hob and built in Bosch oven, a built in Neff washing machine and a built in AEG fridge freezer.





Lounge
10' 4" x 14' 10" (3.15m x 4.52m)

Kitchen
5' 8" x 8' 9" (1.73m x 2.67m)

Bedroom One
8' 9" x 10' 6" (2.67m x 3.20m)

W/C

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

Ock Mill Close, Abingdon

- One Bedroom
- First Floor
- Central Abingdon
- Built in Wardrobes
- Built in Appliances
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 710.00

Ground Rent: 675.00

This is a Leasehold property with details as follows; Term of Lease 152 years from 20 Jun 2025.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108329



Property Ref:
ABI108329 - 0007

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.

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