



**Caldecott Chase, ABINGDON, OX14 5GZ**



**welcome to**

## **Caldecott Chase, ABINGDON**

Allen & Harris are proud to present this NO CHAIN modern two-bedroom top-floor apartment in a sought-after Abingdon location, featuring a bright dual-aspect living room with a south-facing Juliet balcony. The property is approached via a communal entrance hall with an intercom security system, leading to this well-presented top-floor apartment. The entrance hall provides access to a bright dual-aspect sitting/dining room, two bedrooms, a family bathroom, and two useful storage cupboards, one of which houses the gas central heating boiler. There is also access to a loft, providing valuable additional storage. The sitting/dining room measures over 18ft and benefits from excellent natural light thanks to its dual-aspect windows. South-facing double-glazed French doors open to a Juliet balcony, creating a pleasant space to enjoy the sun throughout the day. Sliding doors lead to the kitchen, which is fitted with a modern range of eye-level and base-level units, including a built-in gas hob, oven, extractor fan, dishwasher, washing machine, and fridge freezer.





### Entrance Hall

### Lounge

18' 1" x 13' 5" ( 5.51m x 4.09m )

### Kitchen

10' 3" x 7' 2" ( 3.12m x 2.18m )

### Bedroom One

9' 4" x 14' 6" ( 2.84m x 4.42m )

### En-Suite

### Bedroom Two

8' 4" x 12' 7" ( 2.54m x 3.84m )

### 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](http://www.focalagent.com)

welcome to

## Caldecott Chase, ABINGDON

- NO CHAIN
- Modern Apartment
- Two-Bedroom
- Top Floor
- French Doors Accessing a Juliet Balcony
- Built in Appliances
- Built in Wardrobes
- Allocated Parking Space
- Communal Grounds

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2099.64

Ground Rent: 270.36

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£270,000**

Both bedrooms are generously proportioned and include built-in wardrobes. The main bedroom, measuring over 14ft, has an en-suite shower room with a shower cubicle and integrated shower, low-level WC, and hand wash basin. The family bathroom is modern and fitted with a panelled bath and shower over, low-level WC, and hand wash basin.

Externally, the property includes an allocated parking space and access to well-maintained communal grounds.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108364](https://allenandharris.co.uk/Property/ABI108364)



Property Ref:  
ABI108364 - 0006

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.

  
allen & harris



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



**[allenandharris.co.uk](https://allenandharris.co.uk)**