



**Spring Terrace, Abingdon, OX14 1AP**



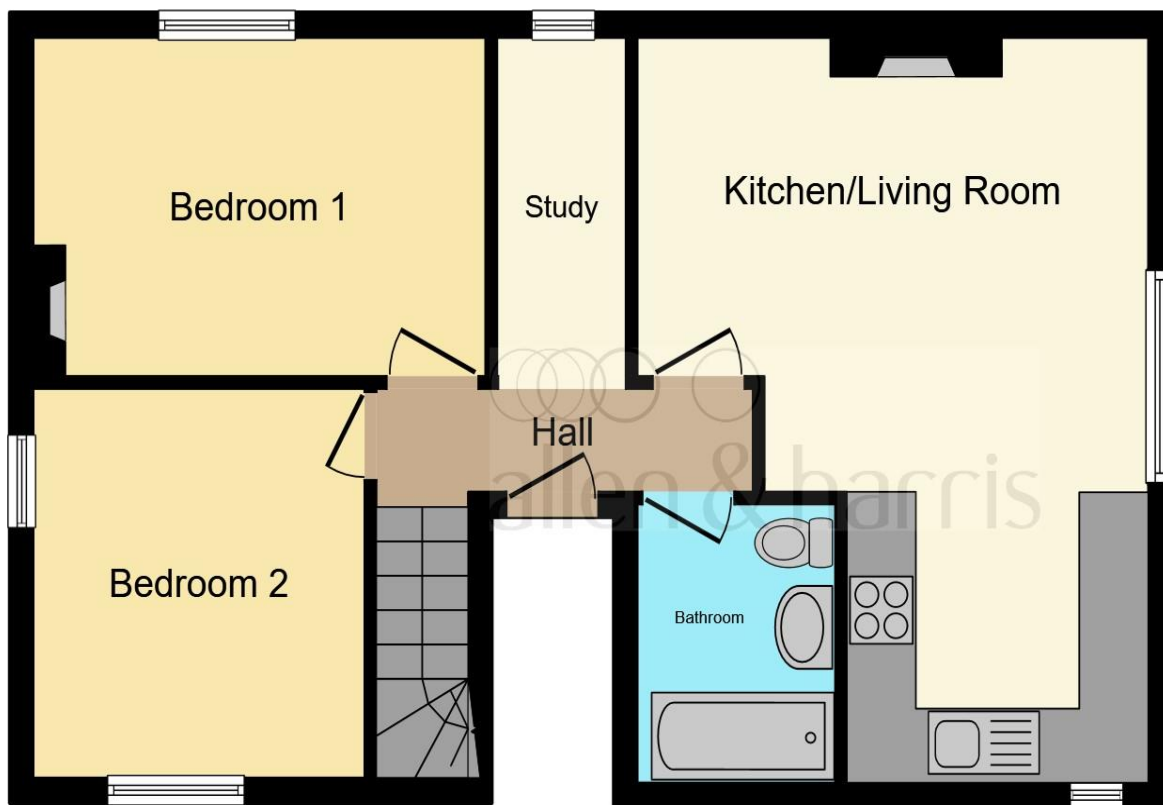


**welcome to**

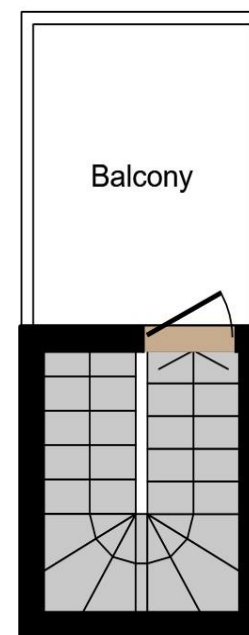
## **Flat 3 Spring Terrace, Abingdon**

Allen and Harris are proud to offer this two-bedroom apartment which forms part of a conversion of a character period building within the centre of Abingdon offered with no onward chain. The property is approached via a communal entrance hall which has a staircase accessing the top floor and the apartment itself has an entrance hall with doors to all rooms and with an intercom system. There is a very generous open plan sitting room/kitchen measuring in excess of 19ft by 14ft, this includes a sash window to rear and side aspect, spotlights to the ceiling, an original fireplace, a range or eye and base level units to include a built-in oven, built in gas hob and a built in extractor fan.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge/Kitchen**

19' 8" MAX x 14' 6" ( 5.99m MAX x 4.42m )

**Bedroom One**

12' 9" x 8' 10" ( 3.89m x 2.69m )

**Bedroom Two**

10' 3" x 9' 4" ( 3.12m x 2.84m )

**W/C**

**Roof Terrace**

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)

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## Flat 3 Spring Terrace, Abingdon

- Two Bedroom Apartment
- Conversion Of A Character Period Building
- Offered With No Onward Chain
- Intercom System
- Built In Appliances
- Accessible Roof Terrace Seating Area/Balcony
- Allocated Parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: E Service Charge: 100.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£270,000**

The family bathroom is modern and includes a panel bath with shower over, a low-level w/c, a handwash basin and an extractor fan.

There are two bedrooms both of which are generous in size, the main bedroom measures in excess of 12ft and has a sash window to the front aspect and a cast iron fireplace.

The property also has further stairs leading up to an accessible roof terrace seating area/balcony, this is laid to timber decking and enclosed by iron railings and has far reaching views over Albert Park and Abingdon and is in an excellent location in central Abingdon.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108397](https://allenandharris.co.uk/Property/ABI108397)



Property Ref:  
ABI108397 - 0002

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