



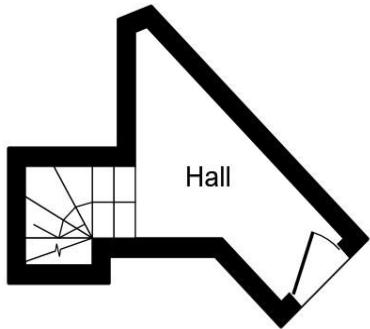
Challenor Close, ABINGDON, OX14 5TB

welcome to

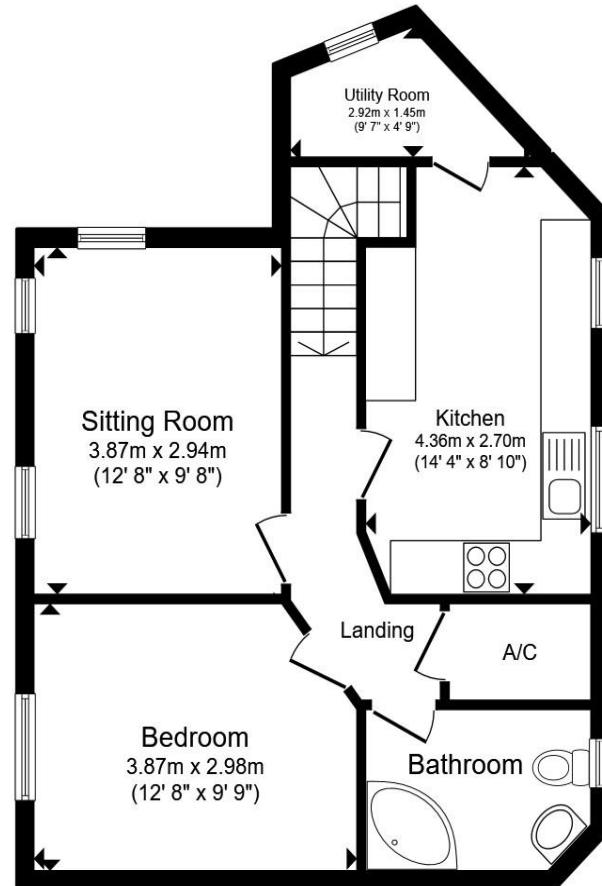
Challenor Close, ABINGDON

Allen & Harris are proud to present this one bedroom first floor maisonette offering generous living accommodation with its own rear garden and is an ideal first-time purchase. The property is approached via its own entrance with stairs leading up to the first floor. The kitchen is very spacious for a one bedroom property and measures approximately in excess of 16 ft in length with a range of eye and base level units, a built in oven, built in 4 ring gas hob and built in extractor fan, there is also a door leading to a further storage room.





Ground Floor



First Floor

Total floor area 57.2 m² (616 sq.ft.) approx

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.propertybox.io

welcome to

Challenor Close, ABINGDON

- Attractive double aspect living room
- Lower Than Average Maintenance Charges Approx £360 per Annum
- Generous 16ft Kitchen Dining Room
- Double Aspect Sitting Room
- Rear Garden
- Approximately 86 Years Remaining On Lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 362.52

Ground Rent: 9.96

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Nov 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



view this property online allenandharris.co.uk/Property/ABI108471

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.



Property Ref:
ABI108471 - 0004

The sitting dining room is a light and airy room with two double glazed windows overlooking the rear garden, the bathroom is generous in size with a corner bath suite with integrated shower over, a fully tiled floor, low level W.C, hand wash basin and extractor fan.

The main bedroom again in ample and a double-glazed window overlooking the rear aspect.

The property enjoys its own rear garden which is mainly laid to lawn with a brick-built storage shed.



Please note the marker reflects the postcode not the actual property



01235 553777



abingdon@allenandharris.co.uk



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



allenandharris.co.uk