



Abingdon Road, OXFORD OX1 4SP

welcome to

Abingdon Road, OXFORD

Allen & Harris are proud to offer to the market this two bedroom ground floor apartment which forms part of a modern conversion of a period character building, this property offers a great investment or first time buyer opportunity and is being sold with no onward chain.





Entrance Hall

Living Room

11' 7" x 11' 4" (3.53m x 3.45m)

Kitchen/Dining Room

15' 2" x 11' 9" (4.62m x 3.58m)

Bedroom One

10' 9" x 9' 4" (3.28m x 2.84m)

Bedroom Two

11' 1" x 5' 5" (3.38m x 1.65m)

Bathroom

Garage

Communal Gardens

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 Abingdon Road, OXFORD

- No Onward Chain
- Two Bedrooms
- Private Entrance
- Garage
- Communal Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£385,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106074



Property Ref:
RSH106074 - 0004

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 are proud to offer to the market this two bedroom ground floor apartment which forms part of a modern conversion of a period character building, this property offers a great investment or first time buyer opportunity and is being sold with no onward chain.

The property is situated in a fantastic location on the Abingdon Road, offering excellent access to Oxford City Centre with all its amenities and tourist attractions.

The property is approached via its own entrance leading into an entrance which gives access to the two generous bedrooms and modern bathroom. The property enjoys a substantial kitchen/dining room with a built in oven, gas hob and extractor fan. Situated to the front of the apartment is a principle reception room with a cast iron fireplace.

Throughout the property there are well appointed sash windows creating a light and airy living space.

There is a communal garden for the use of the residents and this property also comes with a garage and driveway to the rear.


allen & harris



01865 711441



oxford@allenandharris.co.uk



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



allenandharris.co.uk