



Oliver
James



George Morland House, Abingdon, OX14 5GA

Offers Over
£350,000

Description

An exceptional duplex apartment with just under 1400sq ft of space in one of Abingdon's most coveted developments, the award-winning and historic Morland Brewery development.

Located within the original Morland brewery building, the apartment retains period features and offers an abundance of character and plenty of space.

Accessed via a shared entrance, with stairs leading to the second floor the property has a spacious reception hall which leads into the 21ft sitting room which in turn leads into a generous 23ft kitchen/dining room.

The remainder of the ground floor comprises a cloakroom and a staircase to the first floor. Upstairs are three bedrooms with the principal bedroom featuring an en-suite shower room and built-in double wardrobe and bedroom two 18ft in length and benefitting from fitted storage plus a family bathroom.

Central heating is gas to radiators and there are integrated appliances within the kitchen and the property has a westerly aspect. Outside is an allocated parking space and access to the communal gardens. Visitor parking is available.





Location

The property is situated just off the town centre in the historic Abingdon Brewery development, a short walk to the town centre shops and the river Thames.

The market and riverside town of Abingdon is situated c.6 miles from the city of Oxford and within the town there are excellent shopping and leisure facilities.

Numerous well regarded state and private schools are close by, plus Frilford Heath and Drayton golf courses.

Within easy reach is Didcot Station (c.8 miles) where London (Paddington) is reachable in 35 minutes.

Agents Notes

The property is leasehold with a 125 year lease from 01.03.2001 and situated on the second floor of the building.

Ground Rent (reviewable) £250 p/a rising to £500 p/a from 01.03.2026. Service charge £2360 p/a.

Mains gas, water, drainage and electricity. Council tax band E with Vale White Horse DC and EPC rating band B.

The property has not flooded in the last 5 years.





25 George Morland House, OX14

Approximate Gross Internal Area = 129.80 sq m / 1397 sq ft
For identification only - Not to scale

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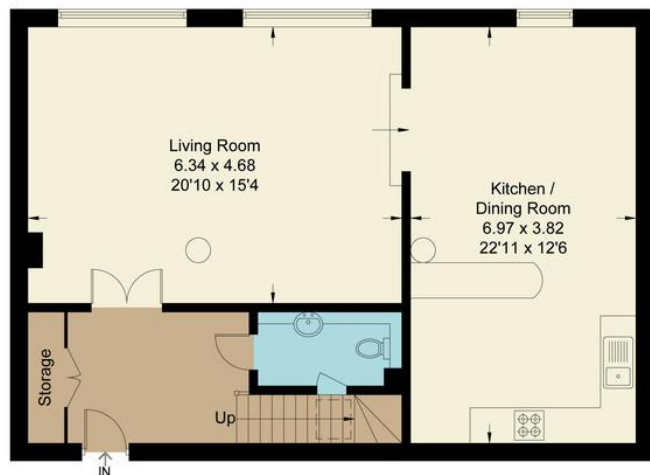
For further information, please contact:

Abingdon Office

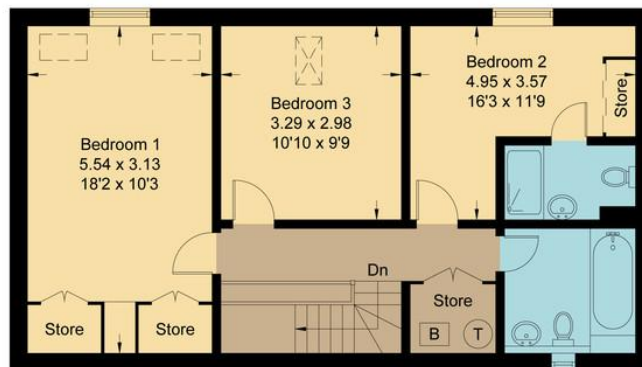
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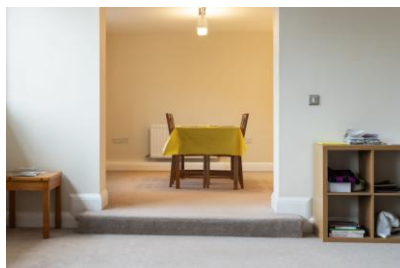


Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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