



Oliver
James



Larkhill House,
Cemetery Road,
Abingdon, OX14 1GN

£325,000

Description

A stylish and spacious Penthouse apartment offering 872 sq ft of living space close to Albert Park. The focal point of this quality apartment is the open plan living space featuring a 22ft x 20ft triple aspect living space with a large west facing bay window and opening onto a large balcony with open views and perfect for alfresco dining.

There are two double bedrooms with the principal bedroom featuring built in storage and a en-suite shower room. Bedroom two has built in wardrobes and there is spacious main bathroom which has been remodelled as a shower room.

The property features a vaulted ceiling giving a light and airy feeling of space along with double glazing, underfloor heating and high level views towards the Ridgeway from the south aspect.

Tucked away in a small select gated community of great heritage, there is lift access from the communal hall which accesses all six apartments and number 6 is located on the second floor. Outside the property is spacious balcony, part covered and affording open views and there are two allocated tandem parking spaces accessed via secure electronic gates. From the property there is a pleasant walk to the town centre along the fringes of Albert Park and past Abingdon School and its sports fields.





Location

The property is situated close to Albert Park on the western side of the market and riverside town of Abingdon which in turn is situated c.6 miles from the city of Oxford.

Within the town there are excellent shopping and leisure facilities with numerous well regarded state and private schools 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. The North Access to the A.34 is only 1.5 miles away.

The local area has a comprehensive range of independent schools including The Manor Prep, The School of St. Helen and St Katharine, OLA, Abingdon School as well as a range of state schooling which are all within walking distance from this property..

Agent Notes

The property owns a share of the freehold and the lease has 974 years remaining and is situated on the second floor of the building with lift access.

Service charge £3009 p/a. No ground rent payable Mains gas, water, drainage and electricity.

Council tax band D with Vale White Horse DC and EPC rating C.

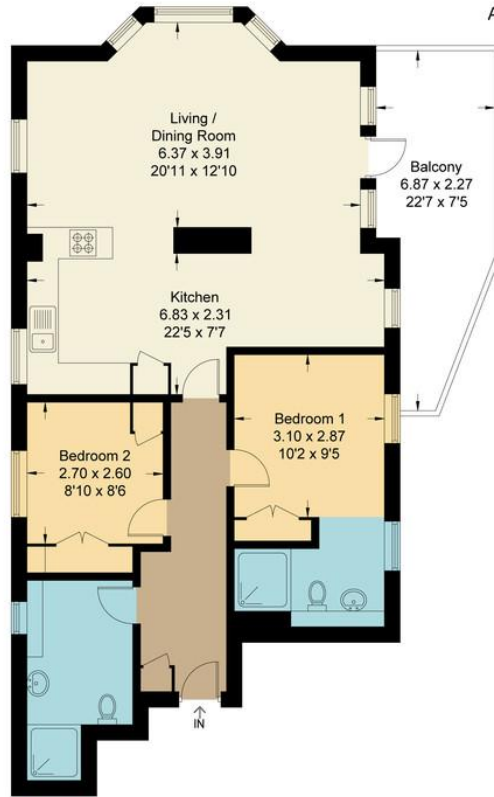
The property has not flooded in the last 5 years.





Larkhill House, OX14

Approximate Gross Internal Area = 81.0 sq m / 872 sq ft
For identification only - Not to scale



Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale, for illustration and layout purposes only.
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