



LARKHILL HOUSE
CAUTION - GATE OPENS OUTWARDS

Oliver
James



1 Larkhill House,
Cemetery Road,
Abingdon, OX14 1GN

£400,000

Description

A spacious ground floor apartment offering 1114 sq ft of living space close to Albert Park. The focal point of this quality apartment is the open plan living space featuring a 35ft sitting room, quality updated 21ft kitchen with integrated appliances, dining area and a useful study area for the flexible work at home space.

There are two double bedrooms with built in wardrobes, one with a remodelled en-suite shower and a spacious family bathroom. The property benefits from double glazing and underfloor heating.

Outside the property is a full length south facing sun terrace leading out from the two doors in the reception room, great for alfresco dining and two allocated parking spaces accessed via secure electronic gates.

Tucked away in a small gated community of great heritage, the location is part of one of the original MG buildings and converted from a former 'Admin Block' in 2007 providing bright and airy accommodation.

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.

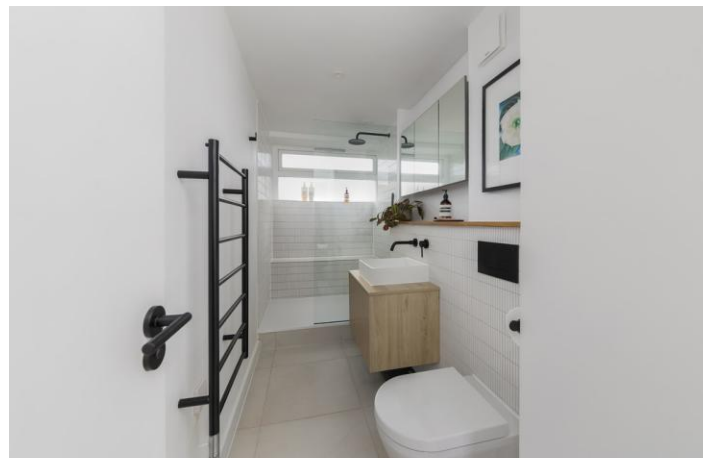
Agent Notes

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

Service charge £2845 p/a. No ground rent payable

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

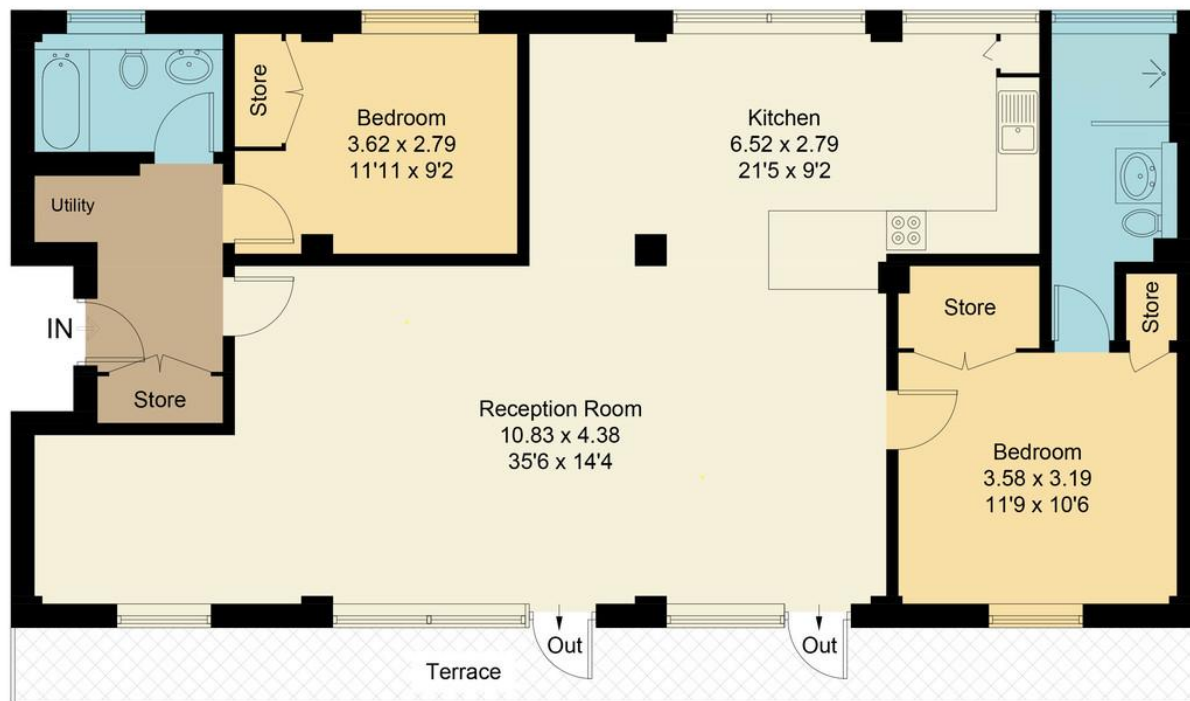
The property has not flooded in the last 5 years.





Cemetery Road, OX14

Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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