



33 Mill Stream Court, Abingdon OX14 5XA

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33 Mill Stream Court

Spacious two bedroom top floor retirement apartment suitable for the over 55's offering very well-presented accommodation throughout including a spacious sitting room providing stunning elevated views over the communal gardens and beyond.

Location




One of the area's most popular retirement developments for over 55's, Mill Stream Court is situated in a quiet no through location close to nearby delightful Thames-side walks and Abingdon town centre with its wide range of facilities. Mill Stream Court benefits from many features including a large communal living room, washing and drying facilities, allocated/visitors' parking facilities and attractive communal gardens.

Directions what3words – define.vine.stacks

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road, At the roundabout turn left onto the Caldecott Road. Proceed across the following roundabout and take the fourth turning on the left hand side into Mill Paddock which in turn leads into Mill Stream Court.



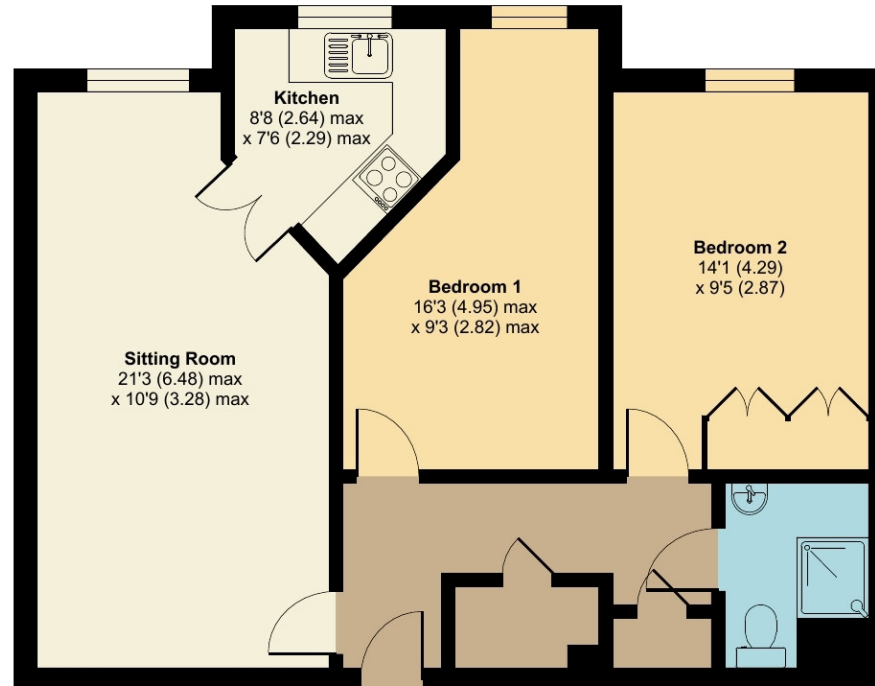
- Secure ground floor entrance
- Spacious entrance hall leading to an impressive sitting room with stunning views over the communal gardens and beyond
- Two large double bedrooms complemented by fitted wardrobe cupboards
- Refitted kitchen including Neff and Miele appliances and bathroom with new walk in shower
- Features include a large communal living room, guest suite available to book for visitors and allocated visitors parking facilities
- Easy pedestrian access to Abingdon town centre via walks by the River Thames and the property is sold with no on-going chain
- The property benefits from 100 years remaining on the lease and the ground rent is approximately £292 pa and service charges are approximately £4146 pa

2		bedrooms	Council tax band	D
1		receptions	Tenure	Leasehold
1		bathrooms	EPC rating	C

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Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Hodsons. REF: 1024813

