



13 George Morland House, Abingdon OX14 5GA

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13 George Morland

Spacious ground floor apartment forming part of this impressive and historic town centre conversion offering well presented spacious accommodation combined with a wealth of character features including high ceilings and large attractive windows, well situated towards offering easy pedestrian access to the thriving town centre's many amenities.

Location

13 George Morland House is located in the heart of the prestigious Abingdon town centre brewery development and offers all the benefits of a pleasant non-estate location complemented by a short walk to the thriving town centre's wide range of facilities. There is a quick route onto the A34 leading to many important destinations north and south including Didcot town centre with its useful mainline railway station to London Paddington.

Directions what3words – volume.gender.spice

Leave Abingdon town centre using Ock Street and after a short distance turn left onto Coopers Lane. Proceed past the central Plaza where George Morland House can be found on the right hand side, with allocated parking provided a short distance from the main entrance.



- Secure ground floor entrance leading to inviting entrance hall
- Impressive and very spacious open plan living room/dining room with large attractive window
- Stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by several built in electrical appliances
- Double bedroom with built in double wardrobe cupboards complemented by bathroom with white suite
- Double glazed windows and mains gas radiator central heating
- Allocated parking situated immediately towards the front door and attractive and professionally maintained communal gardens
- Excellent lease with 101 years remaining and competitive service charges of approximately £1140 per annum

1  bedrooms

Council tax band D

1  receptions

Tenure Leasehold

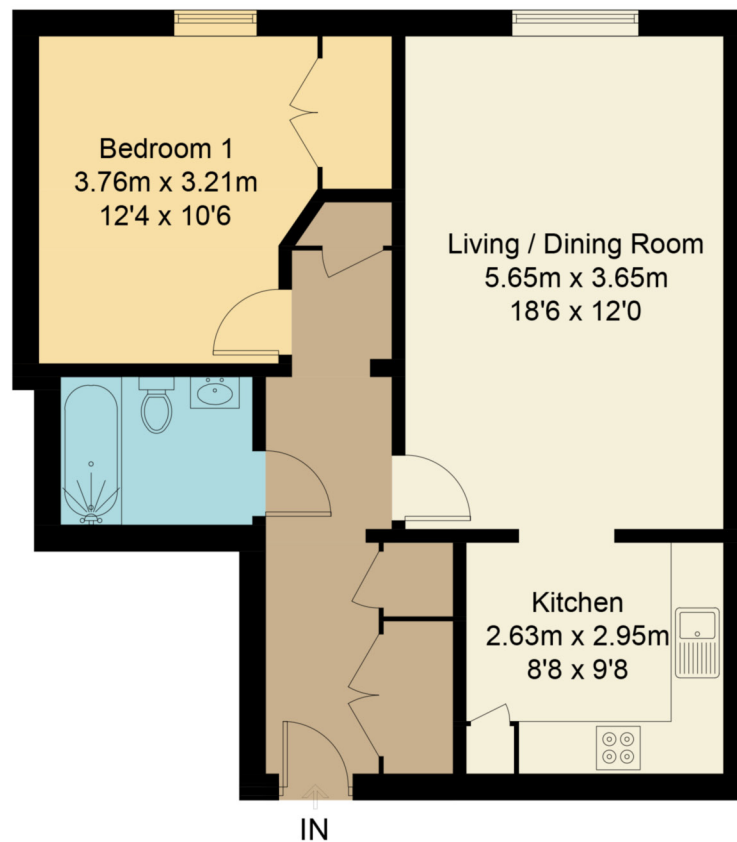
1  bathrooms

EPC rating C



George Morland House, OX14

Approximate Gross Internal Area = 58.5 sq m / 629 sq ft



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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