



Flat 27, Cygnet Court Caldecott Road, Abingdon OX14 5ET



Flat 27

Well presented two bedroom first floor retirement apartment forming part of this extremely popular retirement development suitable for the over 55s, offering easy pedestrian access to nearby delightful countryside walks and the thriving town centre's many amenities, sold with no on-going chain.

Cygnets Court is situated in a quiet no-through location offering easy pedestrian access to nearby delightful Thames-side walks and Abingdon town centre with its wide range of facilities. There is a quick vehicular route onto the A34 leading to many important destinations north and south.

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 onto Mill Paddock which in turn leads onto Cygnets Court.





Key Features

- Secure ground floor entrance with lift or stairs rising to top floor
- Entrance hall leading to delightful living room offering attractive views over the communal gardens
- Well-equipped kitchen
- Two double bedrooms both benefitting from built-in wardrobe cupboards and attractive views over the communal gardens
- Separate shower room
- Electric storage heating, double-glazed windows and the property is sold with no on-going chain
- 88 years remaining on the lease (lease expires 01/6/2113) and the service charge is approx. £2292 every 6 months and ground rent is approx. £304 every 6 months
- Features include large communal living room, allocated/visitors parking facilities and large and attractive communal gardens



Council Tax band: D

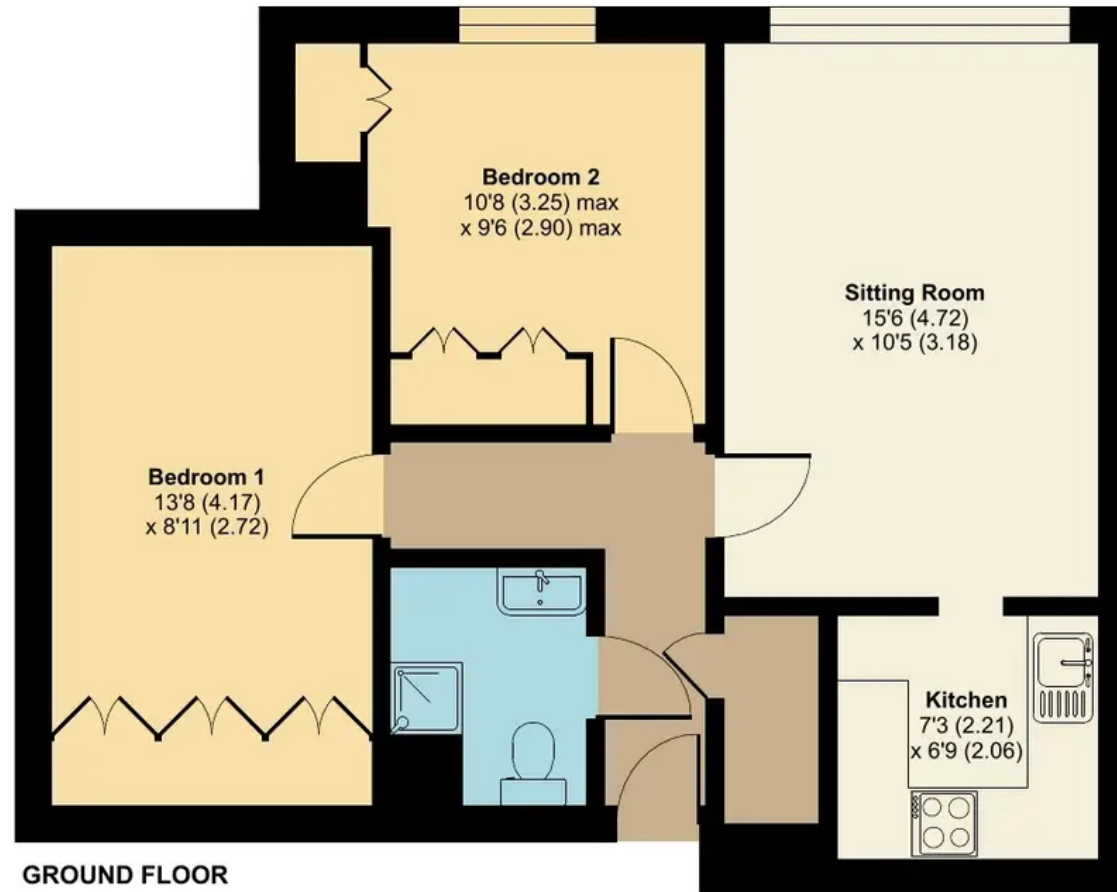
Tenure: Leasehold

EPC: B

Caldecott Road, Abingdon, OX14

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hodsons. REF: 910479



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