



44 Clarendon Close, Abingdon OX14 3XH





## 44 Clarendon Close

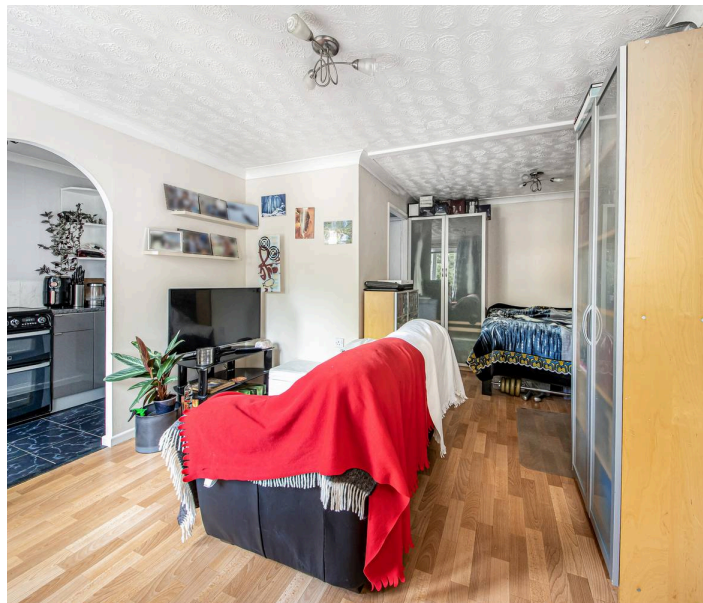
Superbly presented ground floor studio apartment offered for sale in excellent condition throughout and long lease with 956 years remaining, benefiting from its own private front door and gardens leading to hard standing parking facilities, well situated within the popular Audlet Drive development, offering easy pedestrian access to many nearby amenities.

44 Clarendon Close is situated in an end of cul-de-sac location within the popular Audlett Drive development and is a short walk from the White Horse Leisure Centre and the thriving Abingdon town centre boasting a wide range of amenities. There is a quick route onto the A34 leading to many important destinations including Oxford city (circa. 6 miles) and Didcot (circa. 10 miles) with its mainline railway station to London Paddington.

Council Tax band: A

Tenure: Leasehold

EPC: D







## Key Features

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- Private front door leading to entrance porch
- Open plan living room through to bedroom area with space for wardrobe/storage cupboard
- Well equipped refitted kitchen
- Inner hall incorporating utility area to one side providing space and plumbing for washing machine and tumble dryer with fitted wall units overhead
- Refitted shower room with contemporary white suite
- Double glazed windows and electric heating
- The property benefits from approximately 956 years remaining on the lease
- Generous garden situated to the front and side of the property providing lawn area and flower and shrub borders with pathway leading to hard standing parking facilities







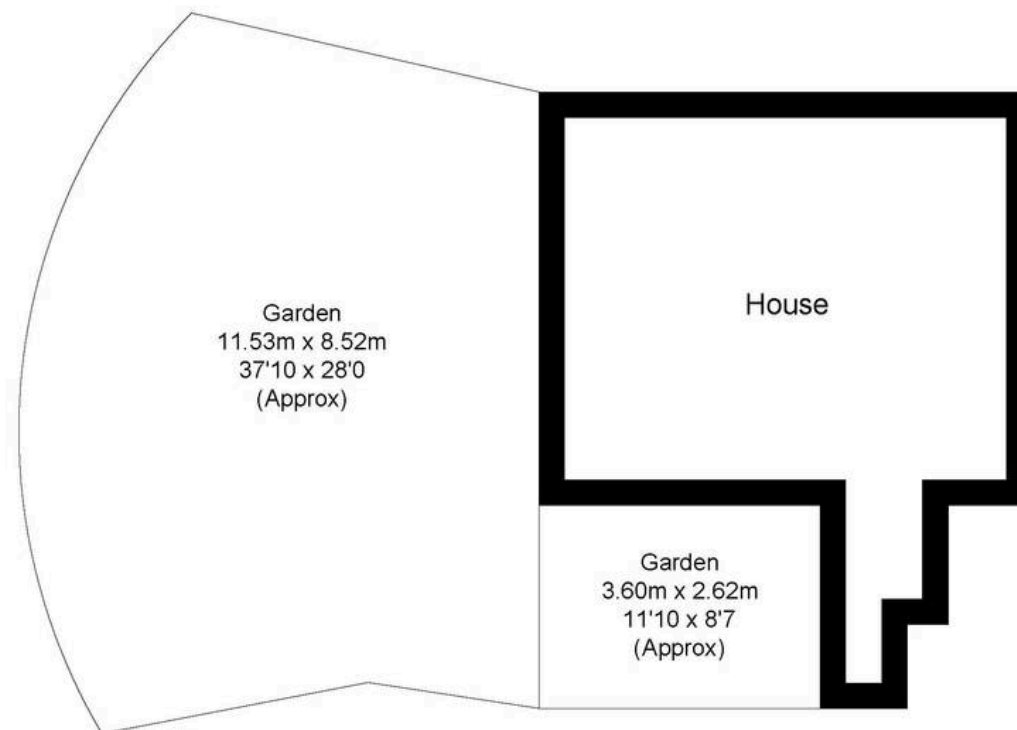
(Not Shown In Actual  
Location / Orientation)



# Clarendon Close , OX14

Approximate Gross Internal Area = 34.0 sq m / 366 sq ft

For identification only - Not to scale



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