



41 Clarendon Close, Abingdon OX14 3XH

41 Clarendon Close

Modern ground floor studio apartment, with an excellent long 956 year lease, benefiting from its own private door and gardens leading to hard standing parking facilities, well situated within the popular Audlett Drive development only a short walk from the thriving town centre, sold with no ongoing chain.

41 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.

Bedrooms/Reception Rooms: 1

Bathrooms: 1

Council Tax band: A

Tenure: Leasehold

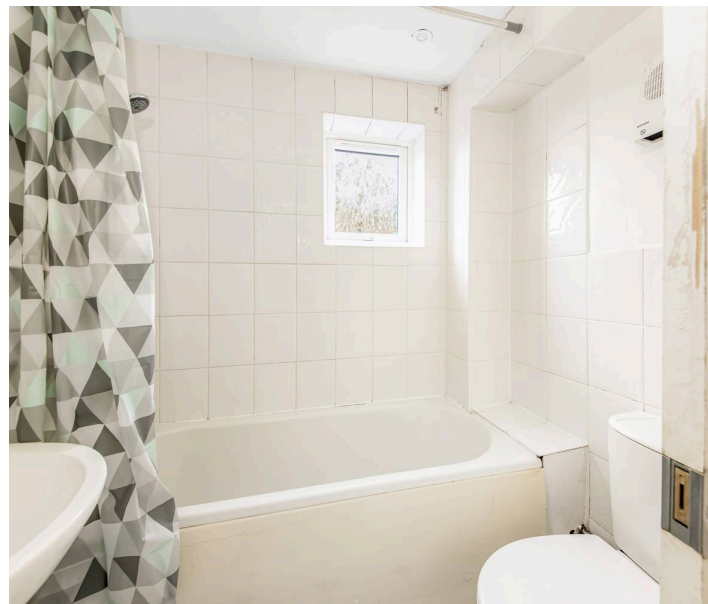
EPC Energy Efficiency Rating: D





Key Features

- Private front door (adjoining tall storage cupboard) leading to entrance porch
- Open plan living room and bedroom area with fitted wardrobe cupboards
- Well equipped kitchen
- Separate shower room with white suite
- Double glazed windows, electric heating and the property benefits from approximately 956 years remaining on the lease and is sold with no ongoing chain
- Generous garden situated to the front and side of the property providing predominantly laid to lawn leading to private hard standing parking facilities





Clarendon Close, OX14

Approximate Gross Internal Area = 33.3sq m / 358 sq ft

Parking = 13.8 sq m / 149 sq ft

Total = 47.1 sq m / 507 sq ft

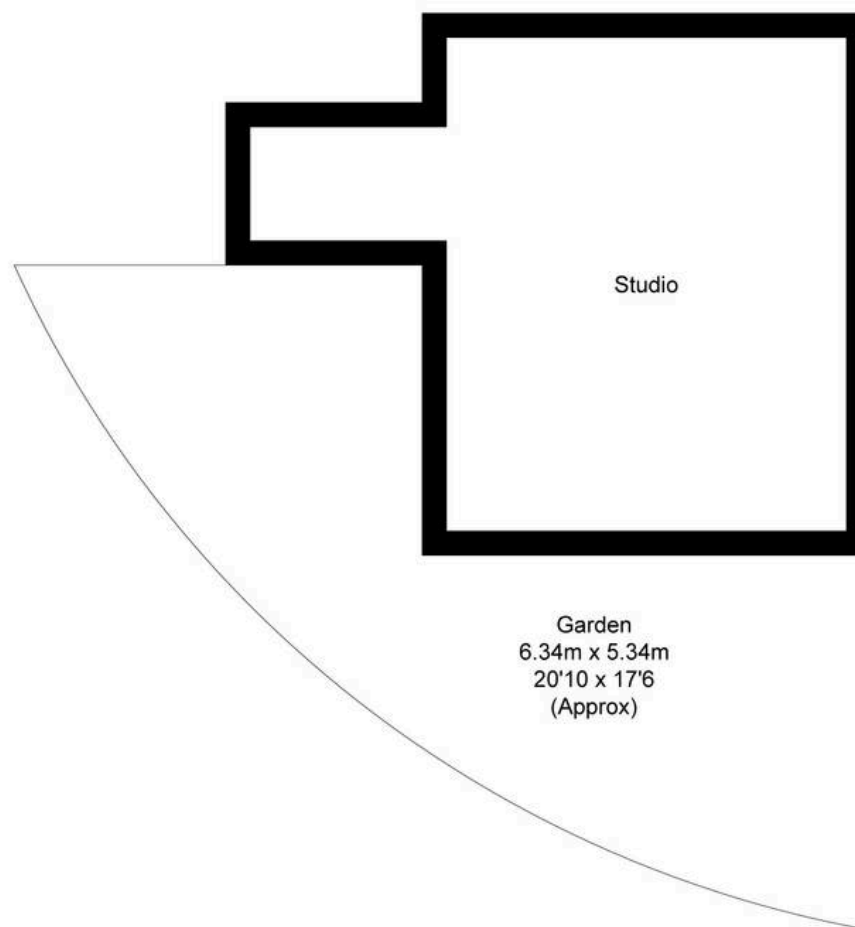
For identification only - Not to scale



(Not Shown In Actual
Location / Orientation)



Ground Floor



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