



3 George Morland House, Coopers Lane OX14 5GA

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## 3 George Morland House

### Guide Price £285,000

Stunning and very spacious two bedroom first floor apartment forming part of the sought after Abingdon town centre brewery development offering many features including large master bedroom with en-suite shower room and stunning "lifestyle" room incorporating well-equipped kitchen open-plan to very flexible double aspect living room/dining areas, complemented by an excellent lease and is sold with no on-going chain.

#### Location

3 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

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.



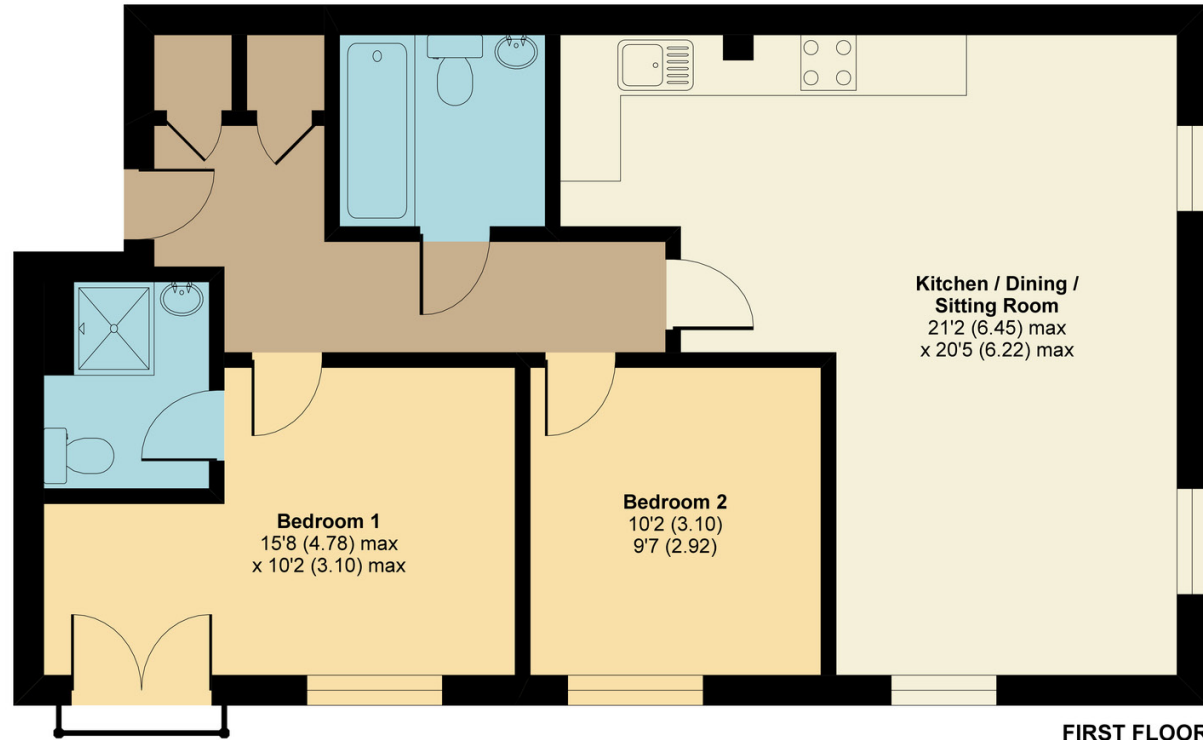
- Secure ground floor entrance with stairs rising to inviting entrance hall
- Fabulous 21' x 20' "lifestyle" room comprising well-equipped kitchen open-plan to very flexible double aspect living room/dining areas
- Large 15' master bedroom with en-suite shower room, second double bedroom and further bathroom with white suite
- Double-glazed windows, mains gas radiator central heating and the property is sold with no on-going chain
- Excellent lease with approx. 106 years remaining

2		bedrooms
1		receptions
2		bathrooms

# George Morland House, Coopers Lane, Abingdon, OX14

Approximate Area = 767 sq ft / 71.3 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). © n|checon 2020. Produced for Hodsons. REF: 673169

