



Spenlove Close, Abingdon

Guide Price £199,000



OXHOME

49 Spenlove Close

Abingdon, Oxfordshire, OX14 1YE

Tastefully presented throughout, this 1st Floor Flat is available Chain Free for Early Completion.

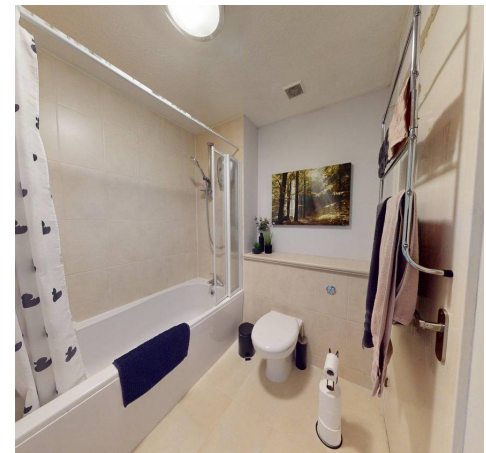
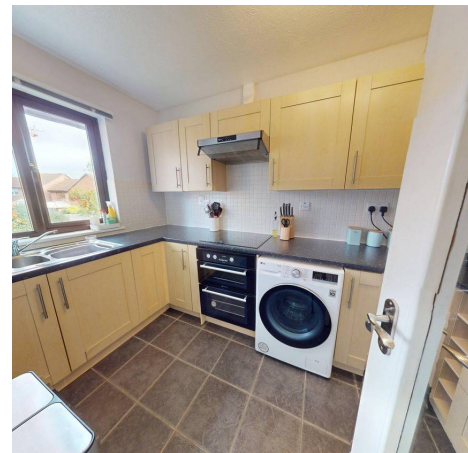
The Accommodation provides a Lounge / Dining Room 15'10 x 12'9 Modern Kitchen with Integrated Electric Oven ,Ceramic Hob & Extractor plus space for Appliances. There are 2 Good Bedrooms with 2nd currently used as a practical Study. This useful facility will attract Buyers Working from Home. The Bathroom is set out with a matching Suite comprising Panelled Bath with Electric Shower inset Wash Basin & Lavatory.

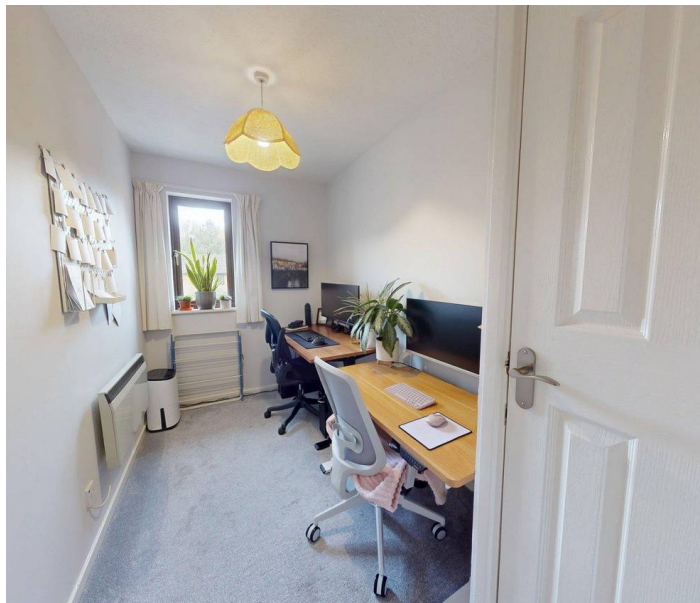
Set on the Top Floor of this small Block there is easy access to Allocated Parking for Residents.

Competitively Priced with a Lease Extension 149 years Unexpired this Attractive Flat will appeal to 1st Time Buyers & Investors.

FEATURES:

- **Chain Free for Early Completion**
- **First Floor Flat in popular location**
- **2 Bedrooms**
- **Residents Parking**
- **Electric Heating**
- **Living Room**
- **Kitchen with Appliances**
- **Well presented**
- **Leasehold with 149 Year Lease**





KEY INFORMATION:

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

Ground Rent: £0.00

Service Charge: £1150.29 (2024-2025)

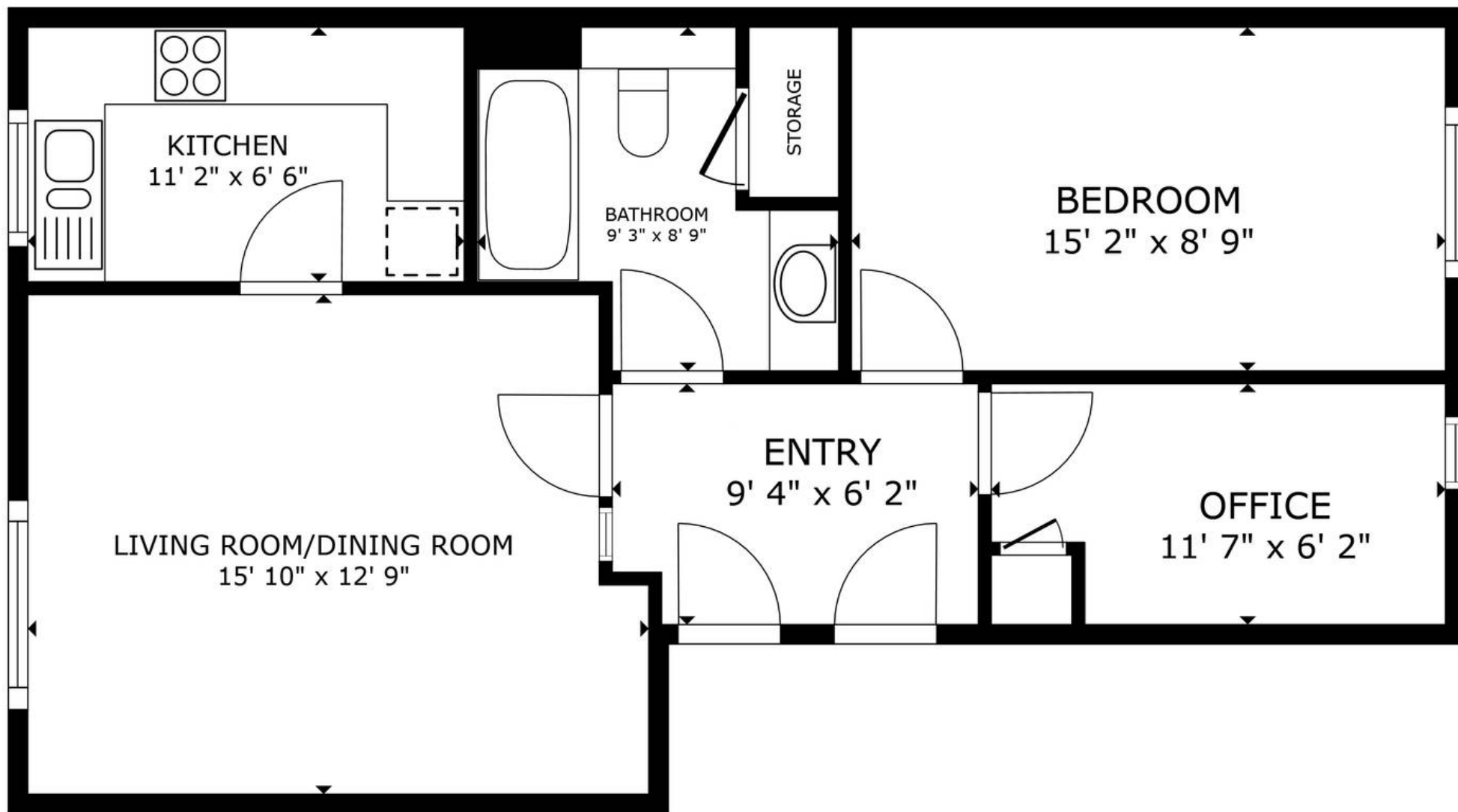
Chain: Chain Free

DIRECTIONS FROM OUR OFFICES:

Starting from **4 Bath Street, Abingdon (OX14 3QH)**, head south on Bath Street toward Stratton Way. At the junction with Stratton Way, turn left and continue straight, passing the Abingdon Police Station on your right. At the next roundabout, take the first exit onto Ock Street (A415) and continue west. Follow Ock Street as it becomes Marcham Road, then at the McDonald's roundabout, take the first exit onto Drayton Road (B4017). Continue along Drayton Road for about half a mile, then turn left into Spenlove Close. Follow the road around until you reach number 49 Spenlove Close, which will be on your left-hand side. The entire journey is around 1 mile and takes roughly 5 minutes by car, depending on traffic.

VIEWINGS:

All viewings for this property must be arranged exclusively through OXHome Estate Agents, who are acting as the sole agents. Interested parties are kindly asked not to contact the owners directly. To arrange a viewing or for further information, please contact OXHome Estate Agents on 01865 688839 or email info@oxhome.co.uk



FLOOR PLAN

