



35 Lady Place, Sutton Courtenay, Abingdon, Oxon, OX14 4FB

£1,500 PCM - 6th September 2024.

- Second Floor Apartment
- Set in a Conservation Area
- 12 Month Tenancy
- Balcony from Sitting Room
- Two Allocated Parking Spaces
- EPC Rating C
- Ensuite to Bedroom One
- Gas Central Heating
- Council Tax Band C

35 Lady Place, Abingdon OX14 4FB

Located within a conservation area, this second floor apartment has a balcony from the sitting room with stunning views over its communal gardens. Featuring, open plan kitchen/sitting room with cooker, fridge/freezer, washing machine and dishwasher, two bedrooms, en-suite shower to bedroom one and family bathroom. Two allocated parking spaces (one of the spaces is a covered car port) Gas central heating. EPC Rating C. Council Tax Band C. 12 Month Tenancy

The Ofcom Broadband Checker states there is:

- Superfast broadband has download speeds between 30Mbps and 300Mbps.

When an application is agreed a holding deposit will be required of a maximum of one weeks rent

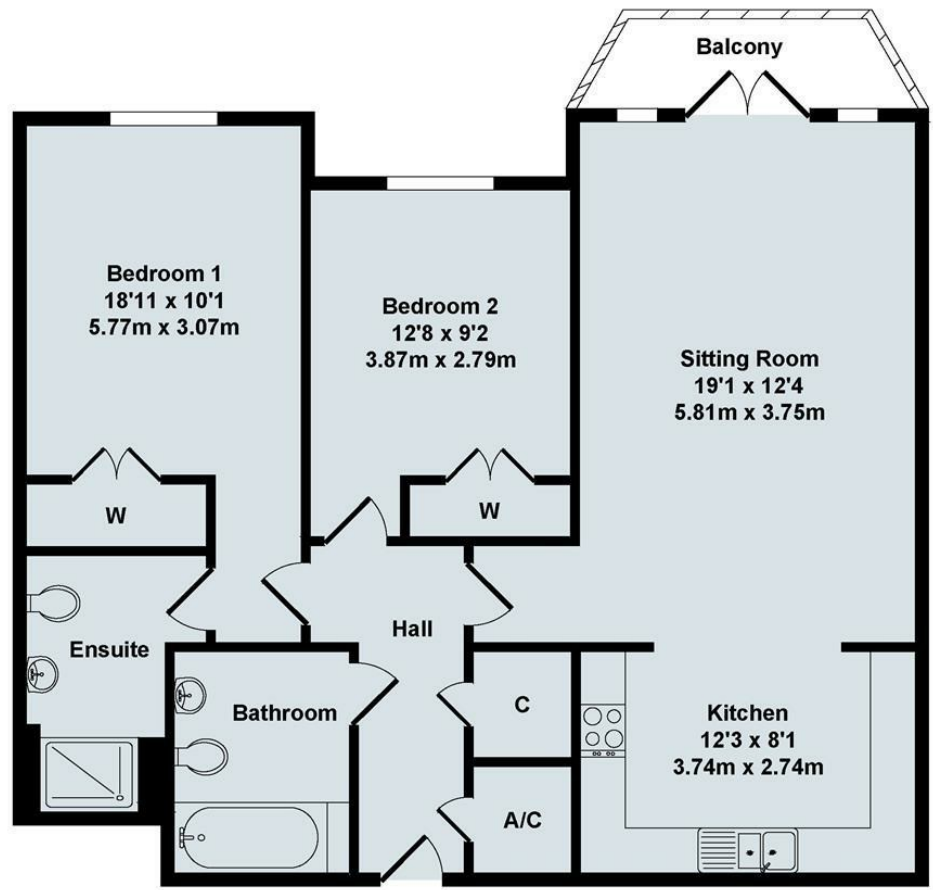


Council Tax Band: C







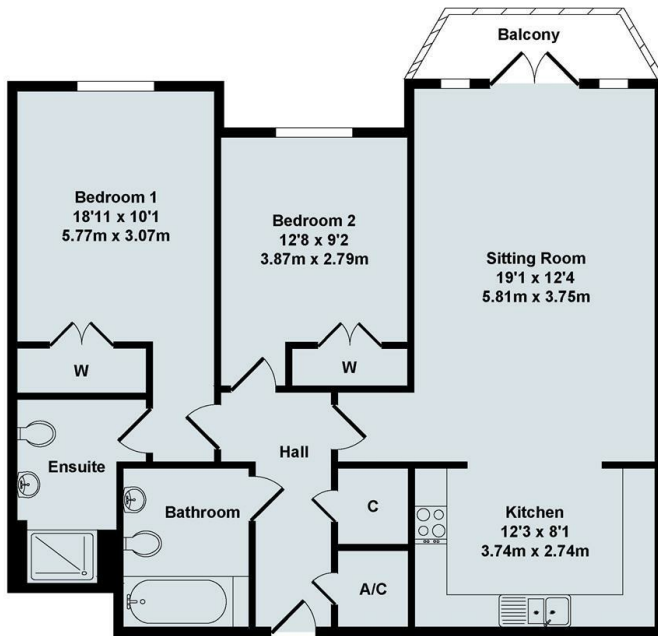


Second Floor



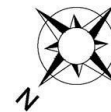
Total Approx. Floor Area 857 Sq.Ft. (79.6 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Second Floor

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Directions

Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	