

# 13 Abingdon, £395,000

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa

SF

2



2



EPC - C



## 2 bedroom second floor apartment

This dual aspect apartment features an entrance hall, living / dining room, kitchen, two double bedrooms with the main bedroom benefiting from its own en-suite bathroom and a further shower room.

### Specification

- The living room is flooded with natural light with having French doors leading to a south west facing balcony with views overlooking the village gardens, with a feature fireplace with attractive surround.
- The kitchen is well-equipped.
- The main bedroom is a generously welcoming space with a range of fitted wardrobes and drawers, and features en-suite bathroom.
- The second bedroom has fitted light oak wardrobes, a fitted desk and has views over countryside.
- A well-equipped en-suite, with bath, wc, wash hand basin with a fully fitted vanity unit, fitted wall mirror, heated towel rail
- Shower room with a wet room style open shower.
- Entrance hall with storage space.
- TV and satellite points\*.
- Well stocked flower borders and lawns maintained by the Village Gardeners.
- Allocated parking space for one car.

\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. Other fees and charges apply, please contact the Village Advisers for further details. Properties are sold on a 125 year lease and this property has 107 years remaining.

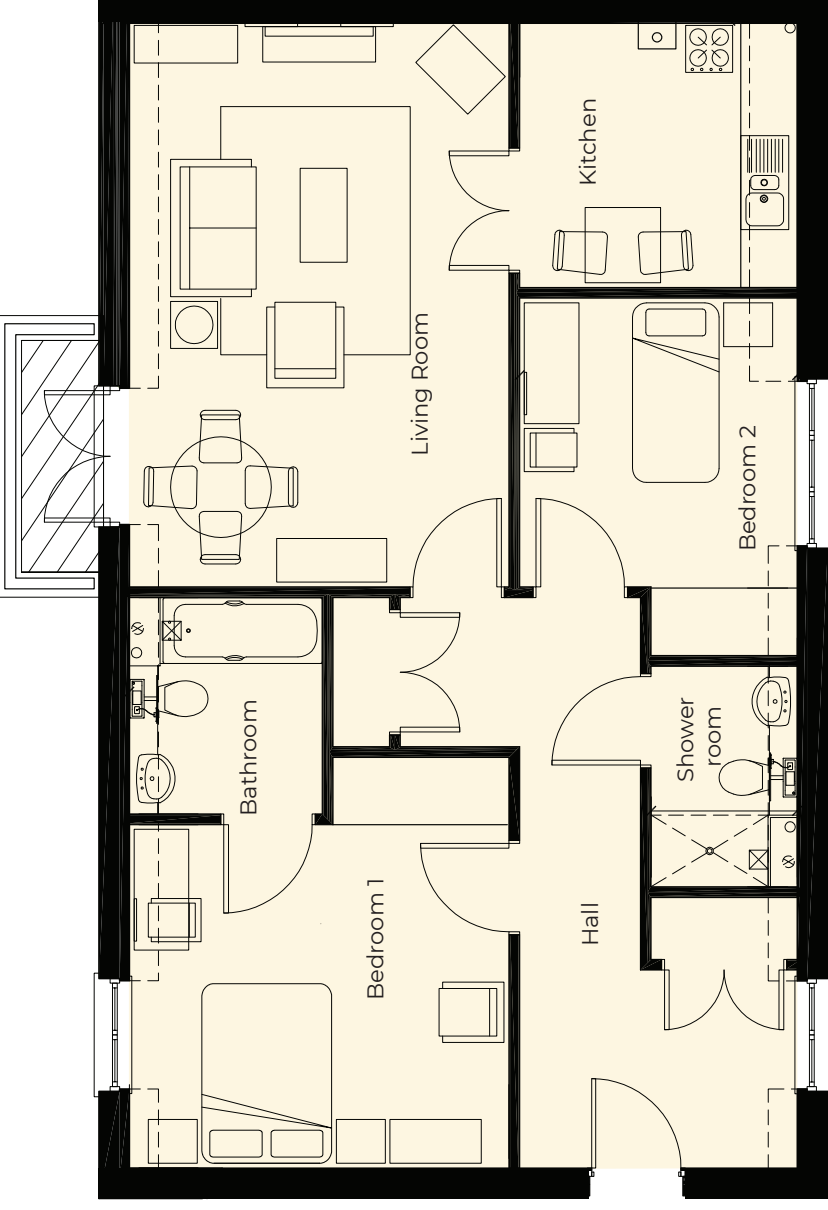
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# 13 Abingdon

## Second Floor



<b>Kitchen</b>	2950mm x 2836mm 9'8" x 9'4"
<b>Living Room</b>	5991mm x 4035mm 19'8" x 13'3"
<b>Bedroom 1</b>	4034mm x 3650mm 13'3" x 12'
<b>Shower Room</b>	2300mm x 2050mm 7'7" x 6'9"
<b>Bedroom 2</b>	3083mm x 2950mm 10'1" x 9'8"
<b>Bathroom</b>	2345mm x 1553mm 7'8" x 5'1"

These particulars are intended to give a fair and substantially correct overall description.

Measurements have been taken at 1500mm skelling height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable.

Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

The properties are sold unfurnished.

