

# 4 Abingdon, £400,000

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa



2



2



EPC - C



## 2 bedroom second floor apartment

A spacious second floor southwest facing apartment with balcony overlooking the village gardens. The apartment is situated close to the main village center and village facilities.

### Specification

- A dual aspect living / dining room with plenty of space to entertain family or friends. The room is flooded with natural light with French doors leading to a southwest facing balcony and views overlooking the village gardens. Feature fireplace.
- Modern fitted kitchen with range of wall and base units and integrated appliances including fridge/freezer, washing machine, dishwasher and electric oven and hob. Spotlights to ceiling and window overlooking the village gardens.
- Main bedroom with bay window and views across woodland and fields. Fitted wardrobes and an en-suite bathroom.
- Second bedroom with fitted wardrobes and countryside views.
- En-suite bathroom with shower over bath and fully fitted suite.
- Shower room with walk-in shower and fully fitted suite.
- Entrance hall with storage cupboards.
- TV and satellite points\*.
- Well stocked flower borders and lawns maintained by the Village Gardeners.
- Allocated parking space for resident car owner.

\*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.



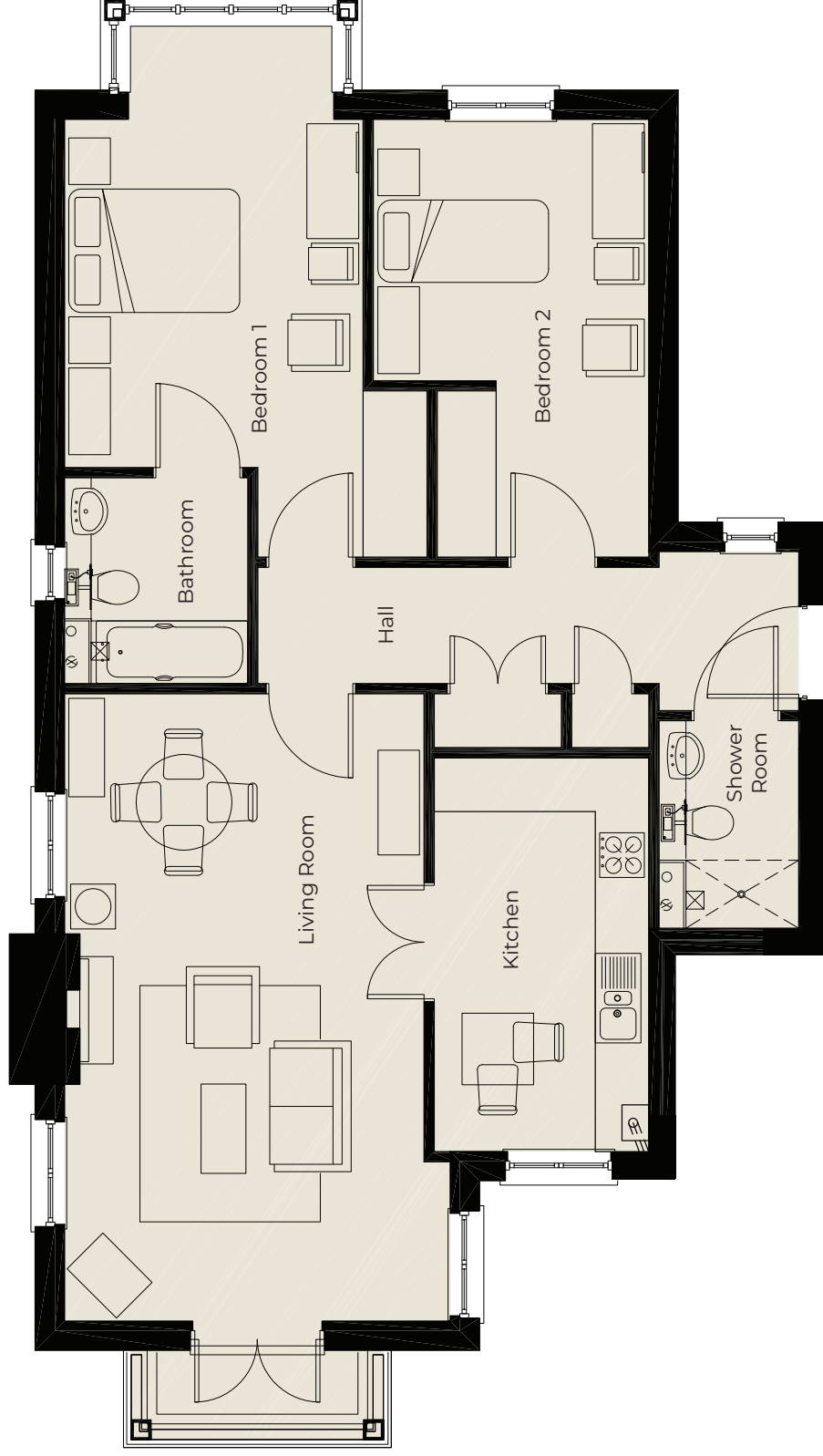
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# 4 Abingdon

## Second Floor



|                    |                                   |
|--------------------|-----------------------------------|
| <b>Kitchen</b>     | 4400mm x 2400mm<br>14'5" x 7'2"   |
| <b>Living Room</b> | 7013mm x 4315mm<br>23' x 14'2"    |
| <b>Bedroom 1</b>   | 4895mm x 3340mm<br>16'1" x 10'11" |
| <b>Bedroom 2</b>   | 4895mm x 3080mm<br>16'1" x 10'1"  |
| <b>Bathroom</b>    | 2300mm x 2050mm<br>7'7" x 6'9"    |
| <b>Shower Room</b> | 2320mm x 1563mm<br>7'7" x 5'2"    |

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

Measurements have been taken at 1500mm skirting 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.

