

162a Wootton Road, ABINGDON, OX14 1JZ

allen & harris

welcome to

162a Wootton Road, ABINGDON

Allen and Harris are proud to present this very well presented one-bedroom ground floor apartment situated in Abingdon, with the benefit of its own garden. The property is approached via a front door giving access to an impressive open plan sitting dining room that measures in excess of 20ft in length, this room has patio doors which open out onto a private rear garden. Leading on is the kitchen area which has a range of modern eye and base level units with some built in appliances, leading on is a rear lobby which gives access to a modern shower room and the bedroom which is generous in size measuring in excess of 12ft in length. This property benefits from a 25% share of freehold with zero ground rent per year and just £720 per year maintenance charge. There is also parking to the front of the property.



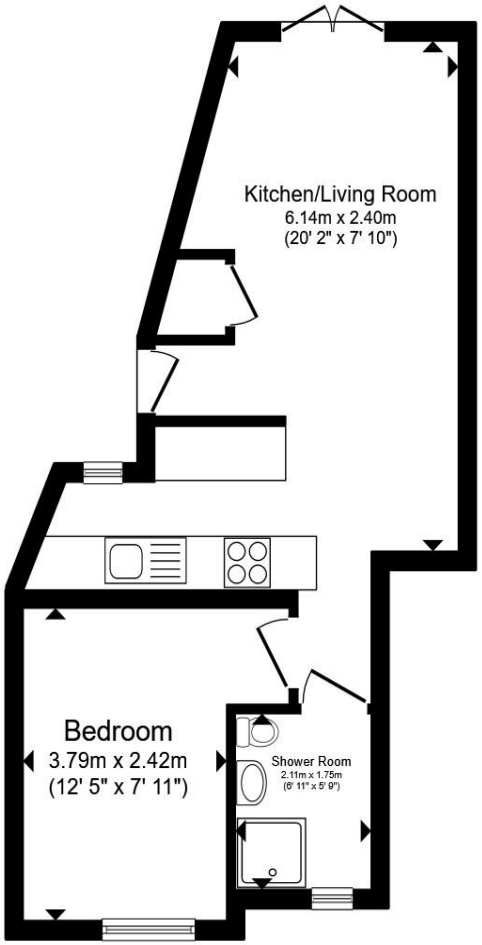












AGENTS NOTE:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 36.0 m² (387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- 25% Share of freehold
- Private rear garden
- Open plan sitting/dining room
- Modern Kitchen
- Modern Shower room
- Parking
- Integrated Washer Dryer

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 720.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108654

The Property Ombudsman

Property Ref:
ABI108654 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.