



St. Helen House West St. Helen Street, Abingdon, OX14 5BL

Guide Price £265,000 Leasehold

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SALES LETTINGS



The Property

A spacious two-bedroom duplex apartment arranged over two floors, offering approximately 830 sqft of well-proportioned accommodation in a highly convenient central Abingdon location.

The ground floor provides an impressive open-plan living/dining/kitchen, measuring approximately 20'1" x 18'8".

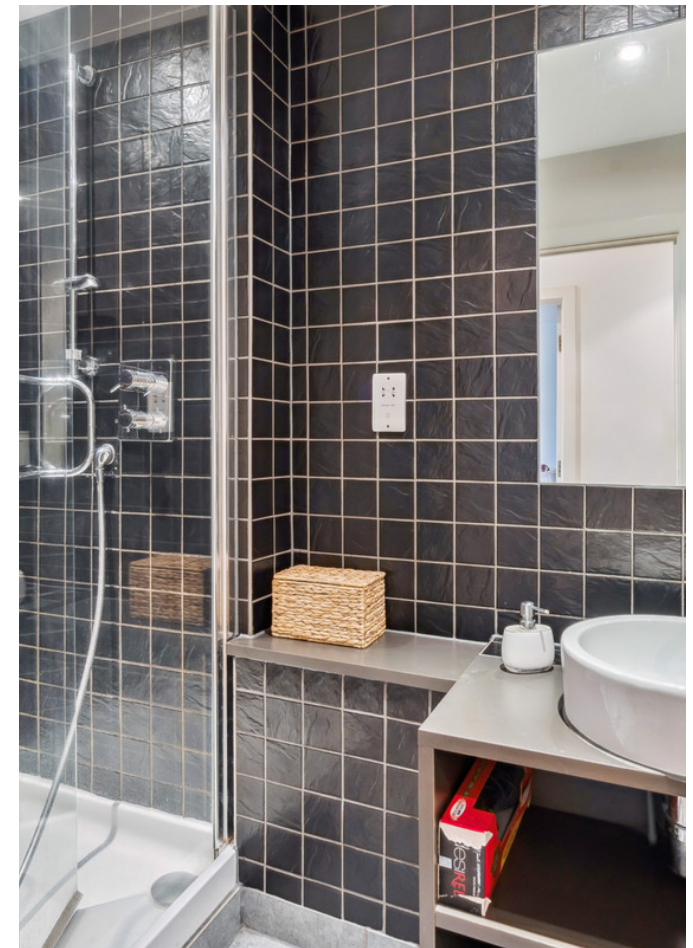
This generous room offers an excellent space for both relaxing and entertaining, with the kitchen positioned to one side with plenty of room for dining.

Stairs from the living area lead to the first floor, where there are two well-proportioned bedrooms one with an en-suite shower, and a further separate bathroom.

The property also benefits from a gated allocated parking space.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Ofcom checker indicates standard and superfast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has allocated parking. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Located in the Abingdon Town Centre conservation area.





Key Features

- Duplex apartment
- Two Bedrooms
- Secure residents parking
- Council Tax Band: C/EPC Rating D
- Main bedroom with en-suite
- Large residents roof terrace
- Lease – 150 years from 01/01/2015 – 139 years remaining
- Ground Rent: £228.41 per annum
- Service Charge: £2829.36 per annum

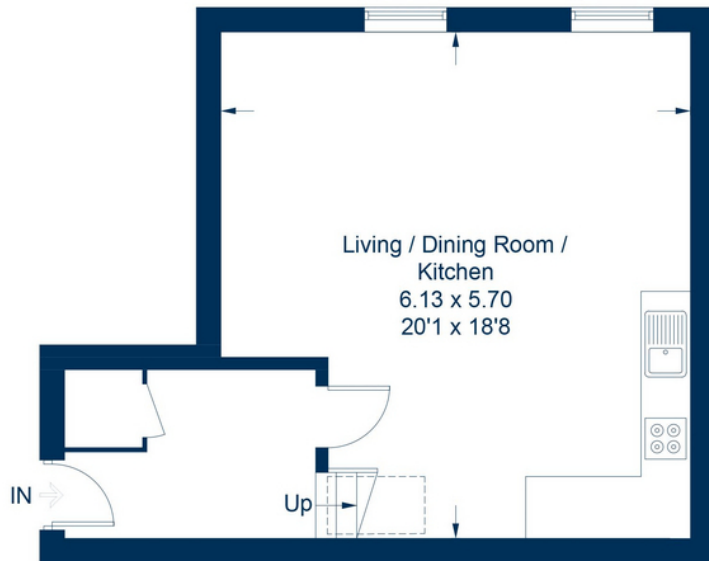
The Location

Abingdon-on-Thames is a historic market town situated on the River Thames, offering an excellent range of shops, cafés, restaurants and everyday amenities. The property is well placed for enjoying the town on foot, with the Market Place, historic town centre and riverside all within easy reach. Excellent schooling options are available nearby, while commuters benefit from easy access to the A34, connecting Oxford, Didcot and the wider motorway network. Didcot Parkway railway station is also within easy reach, offering regular mainline services to London Paddington.

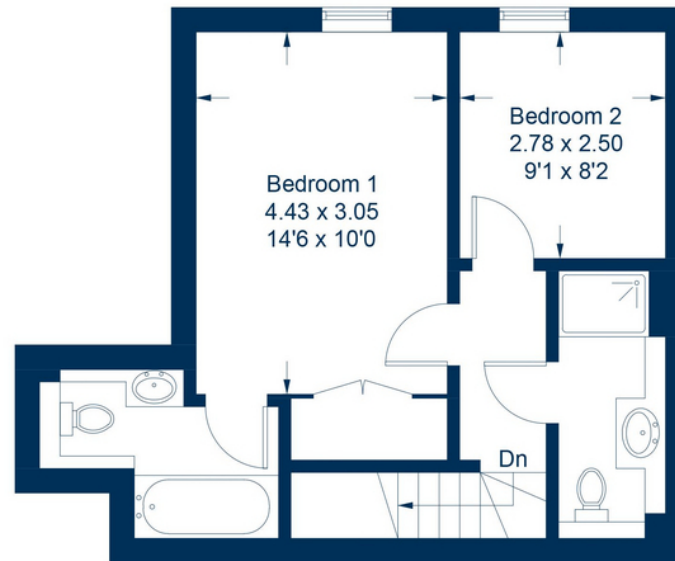
Approximate Gross Internal Area
Ground Floor = 39.1 sq m / 421 sq ft
First Floor = 38 sq m / 409 sq ft
Total = 77.1 sq m / 830 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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