



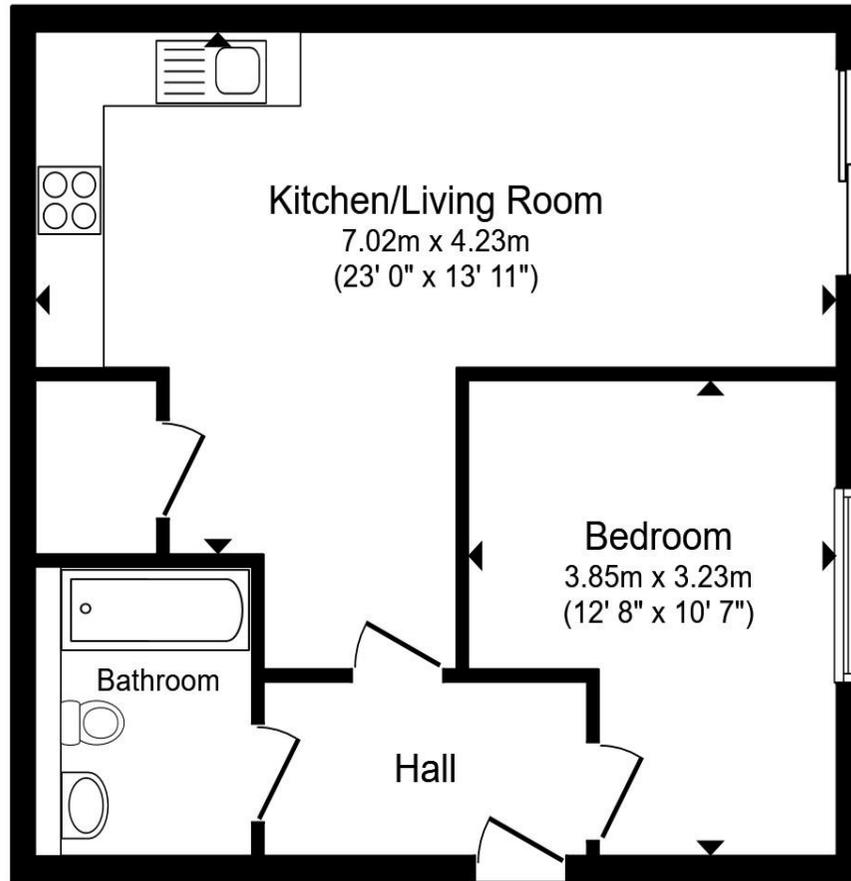
**Sterling House, Oxford Road, Kingston Bagpuize, Abingdon, OX13 5AP**

**welcome to**

## **Sterling House Oxford Road, Kingston Bagpuize Abingdon**

This beautifully presented one-bedroom apartment is perfect for first-time buyers, professionals, or investors, the property comes with intercom security system and is located in the ever-popular village of Kingston Bagpuize and offered with no onward chain. The bright, spacious open-plan kitchen and living area is designed for modern living and entertaining, with large doors that open onto a charming Juliet balcony, allowing natural light to flood the space. The ample bedroom comfortably fits a king-size bed, and has plenty of space for storage, the apartment also boasts a modern stylish bathroom. The property is situated in a smart well-presented small development of luxurious apartments, and the property boasts its own parking space, and there are plenty of visitor's spaces located in the parking bay to the rear of the building.





## Floor Plan

Total floor area 46.8 m<sup>2</sup> (504 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](http://www.propertybox.io)

welcome to

## Sterling House Oxford Road, Kingston Bagpuize Abingdon

- One-Bedroom Apartment
- No Onward Chain
- Open Plan Kitchen and Living Area
- Charming Juliet Balcony
- Ample Bedroom
- Modern Stylish Bathroom
- Allocated Parking Space

Tenure: Leasehold EPC Rating: D  
Council Tax Band: B Service Charge: 1280.00  
Ground Rent: 190.00

This is a Leasehold property with details as follows; Term of Lease 200 years from 18 Nov 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£220,000**



**view this property online** [allenandharris.co.uk/Property/ABI108558](https://allenandharris.co.uk/Property/ABI108558)



Property Ref:  
ABI108558 - 0002

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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Please note the marker reflects the  
postcode not the actual property

  
allen & harris



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