



13 Staniland Court, Abingdon OX14 1QZ

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A generously proportioned ground floor apartment in a highly desirable no through road within North Abingdon, complete with allocated parking and French doors opening out onto the gardens.

Staniland Court is a small, select development situated on the edge of Abingdon town centre and offers easy pedestrian access to the town's wide range of facilities, complemented by a quick route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 8 miles) and Didcot town (circa. 10 miles) with its useful mainline railway station.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Key Features

- Entrance hall with storage and doors to all principle rooms
- Two good size bedrooms to the front aspect
- Fitted kitchen with integral oven and hob
- Wonderfully light open plan living/dining room with double doors opening onto the communal gardens
- Allocated parking space & bicycle storage
- Gas central heating
- There are 133 years remaining on the lease and the service charge £2200 PA, Ground rent £190 PA

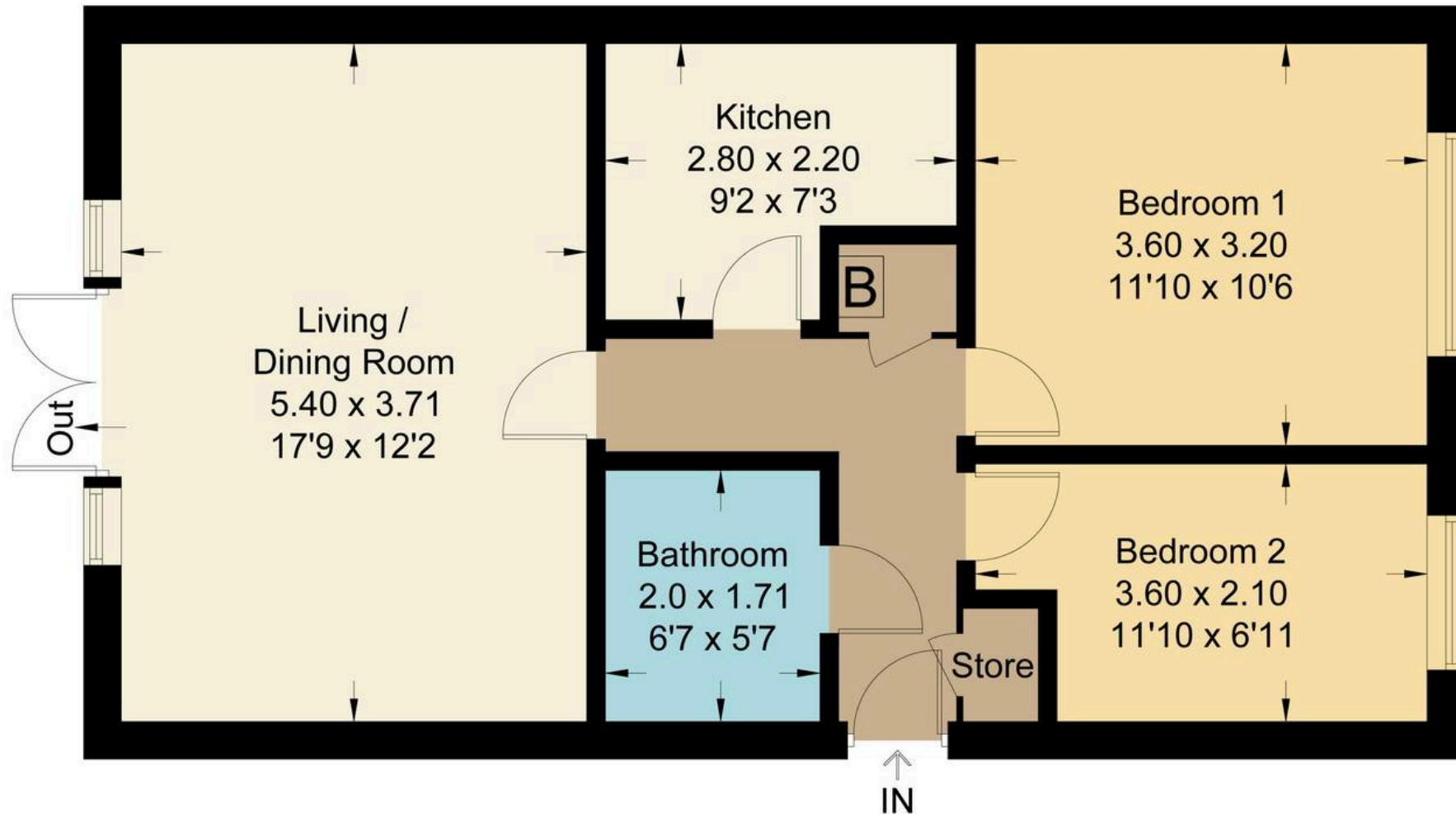




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Approximate Gross Internal Area = 56.20 sq m / 605 sq ft

For identification only - Not to scale



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