



43 Coopers Lane, Abingdon OX14 5GU

## 43 Coopers Lane

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Exceptional top floor penthouse apartment boasting over 1500 square feet of accommodation and offering 360° panoramic views of over Abingdon, set within the Brew Tower of the prestigious Morland Brewery development expertly converted by Berkeley Homes. Set over four wonderfully bright floors, the property includes a beautiful open plan 26' x 25' triple aspect lifestyle room with many original features including high ceilings and large panelled windows leading to private roof terraces, stunning principal bedroom with double doors to further spacious roof terrace and large en-suite bathroom with access to delightful viewing tower.

43 Coopers Lane is situated on the edge of the prestigious Abingdon town centre Brewery Development. The property offers all the benefits of a pleasant non-estate location complemented by a short walk to the thriving town centre. Abingdon provides excellent services and amenities with Waitrose and Tesco supermarkets and renowned primary and secondary schools including Abingdon School, St Helen & St Katharine, The Manor Preparatory and Europa School at Culham. Albert Park is a beautiful local park which is ideal for walks and recreation. From Radley and Didcot there are regular railway services to Oxford and London and the A34 to the west of Abingdon provides transport links to the M4 and M40 motorways. There are also regular bus services to Oxford.

Bedrooms: 2 Bathrooms: 2 Reception Rooms: 2

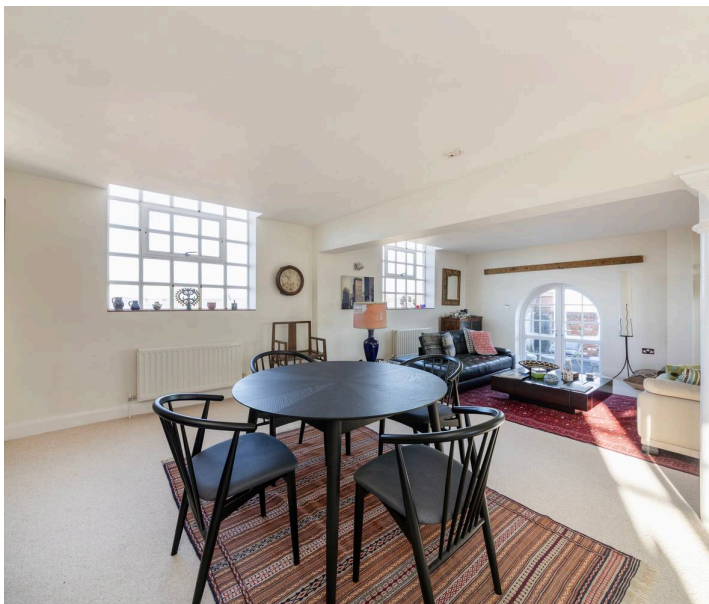
Council Tax Band: E Tenure: Leasehold EPC: D





## Key Features

- Secure ground floor entrance with entry telecom system and stairs and lift rising to the top floor landing with cloakroom storage cupboard off
- Stunning 26' x 25' triple aspect lifestyle room offering a very flexible and versatile layout with doors leading to the delightful 30'x 15' private roof terrace
- Well equipped kitchen offering an excellent selection of floor and wall units complemented by a selection of built-in appliances with granite work surfaces over
- Impressive principal bedroom with doors to further spacious roof terrace and large four piece en-suite bathroom with walk in shower and free standing bath
- Further second double bedroom with built-in wardrobe cupboard and spacious en-suite shower room
- Fabulous viewing tower providing a delightful seating area with 360° panoramic views
- Mains gas radiator central heating, panelled double glazed windows and allocated parking facilities, with further visitor parking available
- The property benefits from being share of freehold, with a new 999 year lease, the service charge is £2541.33 pa and ground rent is £250 pa
- The property is also sold with the certainty of no ongoing chain.











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2024

GOLD WINNER

ESTATE AGENT  
IN ABINGDON

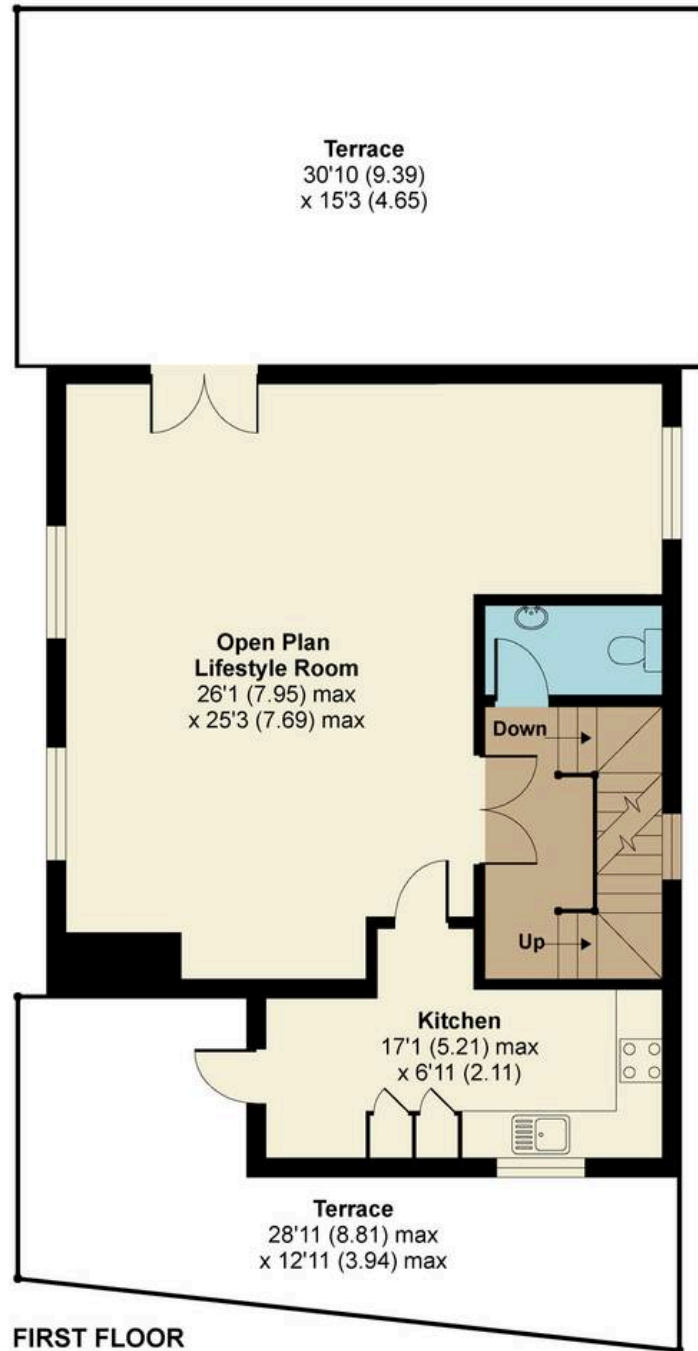


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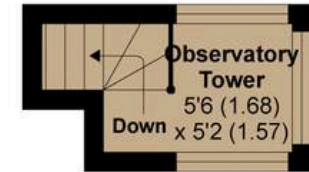
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Approximate Area = 1525 sq ft / 141.6 sq m (excluding terraces)

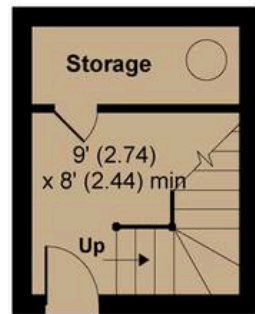
For identification only - Not to scale



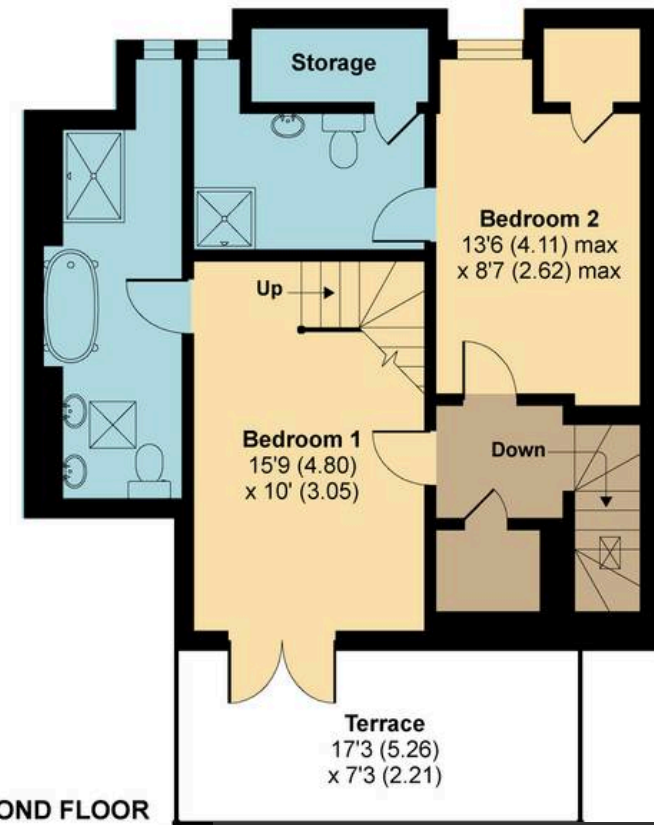
FIRST FLOOR



THIRD FLOOR



GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n'ichecom 2020. Produced for Hodsons. REF: 610239



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