



12 Franklyn Close, Abingdon, OX14 1YF

Guide Price £190,000 Leasehold

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SALES LETTINGS



The Property

This ground-floor one-bedroom apartment offers a practical layout with durable laminate flooring and space for both lounge and dining setups. A separate kitchen, accessed via an archway, features wood-effect units and laundry plumbing.

The double bedroom benefits from dual-aspect windows, creating an airy feel, while the bathroom includes an electric shower over the bath. Storage is a highlight, with three built-in cupboards keeping the space tidy. Outside, sliding doors provide direct access to a shared lawn bordered by mature trees for privacy. The property also includes allocated residents' parking and bicycle racks.

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric storage heating.
- Parking: Allocated parking.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

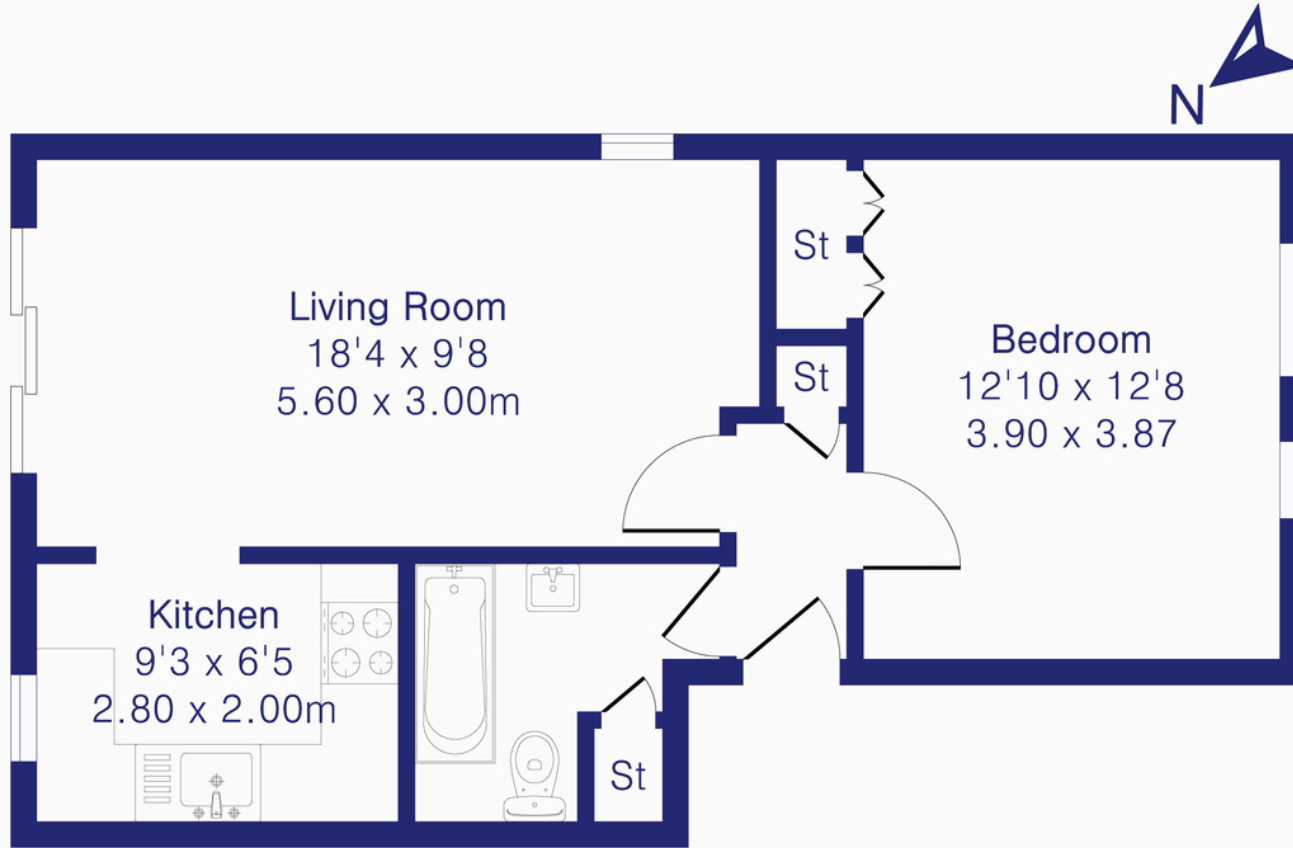
- Direct garden access via sliding doors to communal lawns.
- Bright double bedroom with a unique dual-aspect outlook.
- Excellent storage featuring three built-in hallway and bedroom cupboards.
- Allocated parking plus on-site racks for bicycle storage.
- Quiet location set within a peaceful North Abingdon cul-de-sac.
- Strong transport links near the A34 and local bus routes.
- Service Charge - £1175.01 / Annum
- Lease Length - 959 Years
- EPC Rating D - Council Tax Band B

The Location

Located in a quiet North Abingdon cul-de-sac, Franklyn Close is well-positioned for easy access to the A34 and frequent bus links into Oxford. The town centre's shops, riverside pubs, and Waitrose are all within walking distance, while the nearby White Horse Leisure Centre offers excellent local facilities. It's a practical spot for commuters, with Radley and Didcot Parkway stations both a short drive away for direct trains to London.



Approximate Gross Internal Area 467 sq ft - 43 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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