



16 Vernon Place, Abingdon  
£240,000

Waymark

## 16 Vernon Place

Abingdon, Abingdon

This immaculately presented one-bedroom ground floor maisonette offers a superb standard of living, enhanced by unique features including its own private garden and private front door access. Having been exceptionally well maintained throughout, this superb property should be viewed to fully appreciate.

Accessed via its own private front door, the property provides a sense of privacy and exclusivity. Upon entering, you are welcomed by a small entrance hall which is ideal for coats and shoes and leads through to the main living space. The accommodation is thoughtfully designed, featuring a contemporary open-plan living and kitchen area, perfect for both relaxing and entertaining. The modern kitchen is finished to a high specification, complete with integrated appliances and sleek units, while the living space is bright, inviting, and enhanced by tasteful décor and quality flooring throughout. The generously proportioned master bedroom is a standout feature, offering ample space along with a large built-in wardrobe that maximises storage without compromising the room's layout.

Additional practical benefits include a large hallway storage cupboard and a dedicated utility cupboard designed to house a washing machine and tumble dryer, ensuring a clean and uncluttered living environment.





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Externally, the property benefits from a private, gated rear garden, enclosed by attractive brick walling and featuring a large shed. This outdoor space is ideal for seating and entertaining, or alternatively provides a practical area for drying clothes. To the side of the property, there is an allocated parking space, along with ample additional bays available throughout the development for visitor parking

Constructed by Messrs David Wilson Homes to the popular Mallow House design, this property is finished to an exceptional standard, showcasing high-quality materials and meticulous attention to detail throughout. Further benefits include a long lease and low service charges, offering both peace of mind and excellent value.

Furthermore, the property is located within the sought-after Kingsgate development in Abingdon, offering excellent access to a range of local amenities, including a large Aldi supermarket within walking distance. The property is ideally positioned for excellent road connectivity, with easy access to the A34 providing direct routes to Oxford, the M40 and the M4, making it ideal for commuters. The nearby A420 further enhances connectivity, offering convenient links towards Swindon and Bristol, while additional local routes ensure easy travel to surrounding towns and village.



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**Material Information:** The property is leasehold with a lease term of 999 years with 996 years remaining. There is an annual management fee of £598. There is no Ground Rent. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and in-home for EE, o2 & Vodafone. Good outdoor, variable in-home for Three according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available. The market town of Abingdon offers a wide variety of high street shopping facilities all within walking distances independent retailers as well as supermarkets Waitrose and Tesco together with bars, restaurants and cafes within a thriving community. Furthermore the town has highly regarded private schools; St Helen & St Katharine, Abingdon School, The Manor Preparatory and Our Lady's Abingdon.

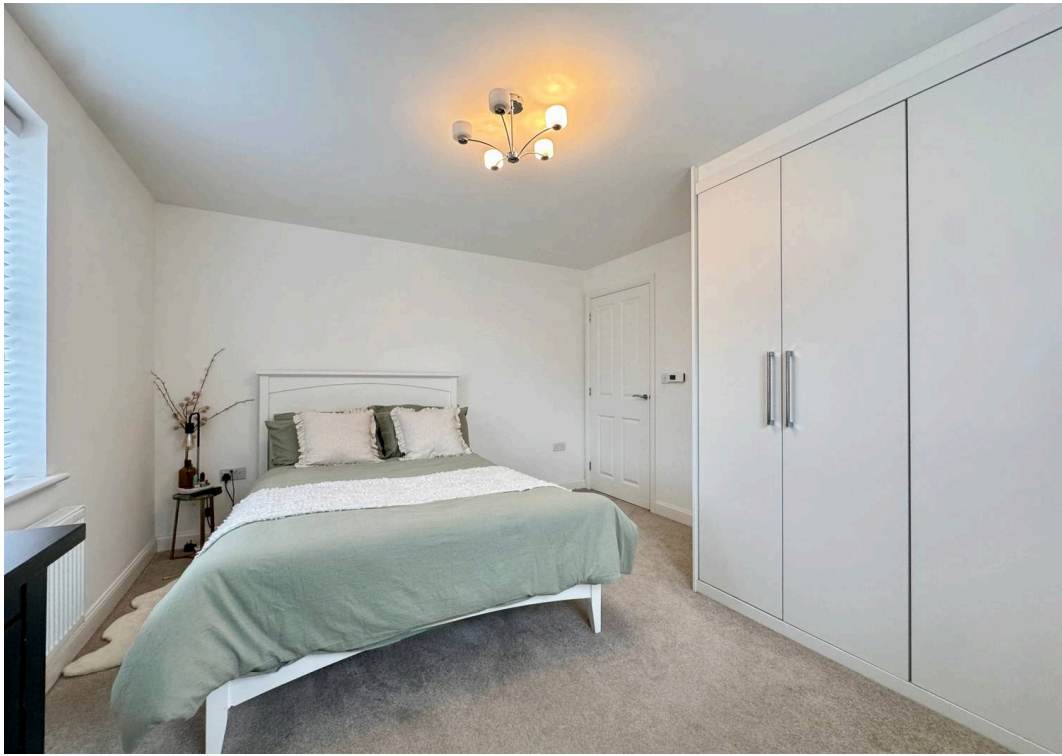
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

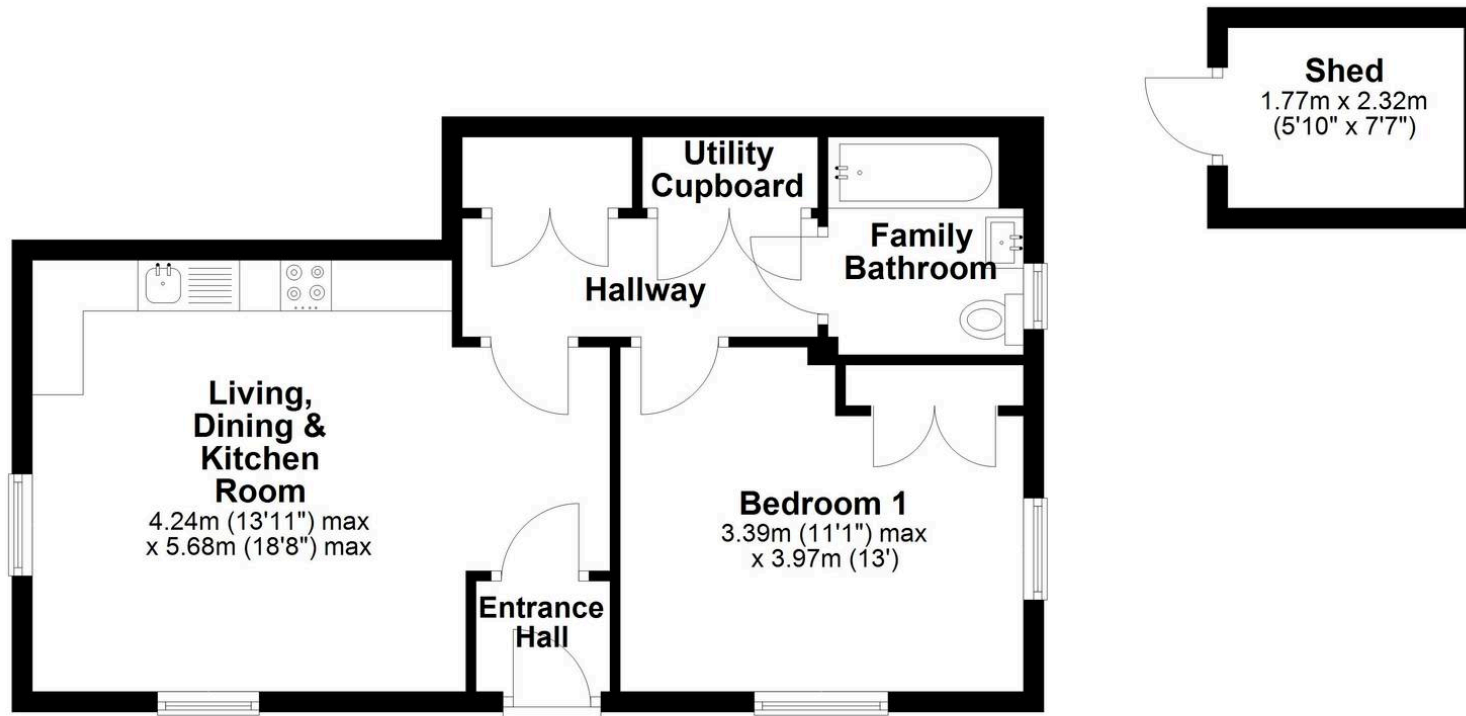
EPC Environmental Impact Rating: B

- Immaculately Presented One Bedroom Ground Floor Maisonette
- Own Front Door & Private Garden
- Beautiful Open Plan Living Accommodation
- Large Master Bedroom With Built-In Wardrobes
- High Quality Finishes Throughout
- Ideal First Time or Investment Purchase
- Long Lease & Low Lease Fees
- Ample Storage & Useful Utility Cupboard For Washing Machine & Tumble Dryer



## Ground Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



Total area: approx. 52.1 sq. metres (561.0 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

## Waymark Wantage

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