



First Floor Apt, Elizabeth House, Abingdon OX14 3LN

## Flat 2 Queen Street

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**Stunning, high specification 886 sq ft two bedroom first floor apartment, offering an impressive and very stylish recently completed, contemporary lifestyle within the heart of the thriving town centre complemented by an excellent 999 year lease.**

### **Location**

Elizabeth House, Queen Street is well situated within the heart of the town centre. The property is within a short walk of thriving town centre's many amenities. There is also a short drive onto the A34 providing a quick route to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

**Bedrooms: 2**

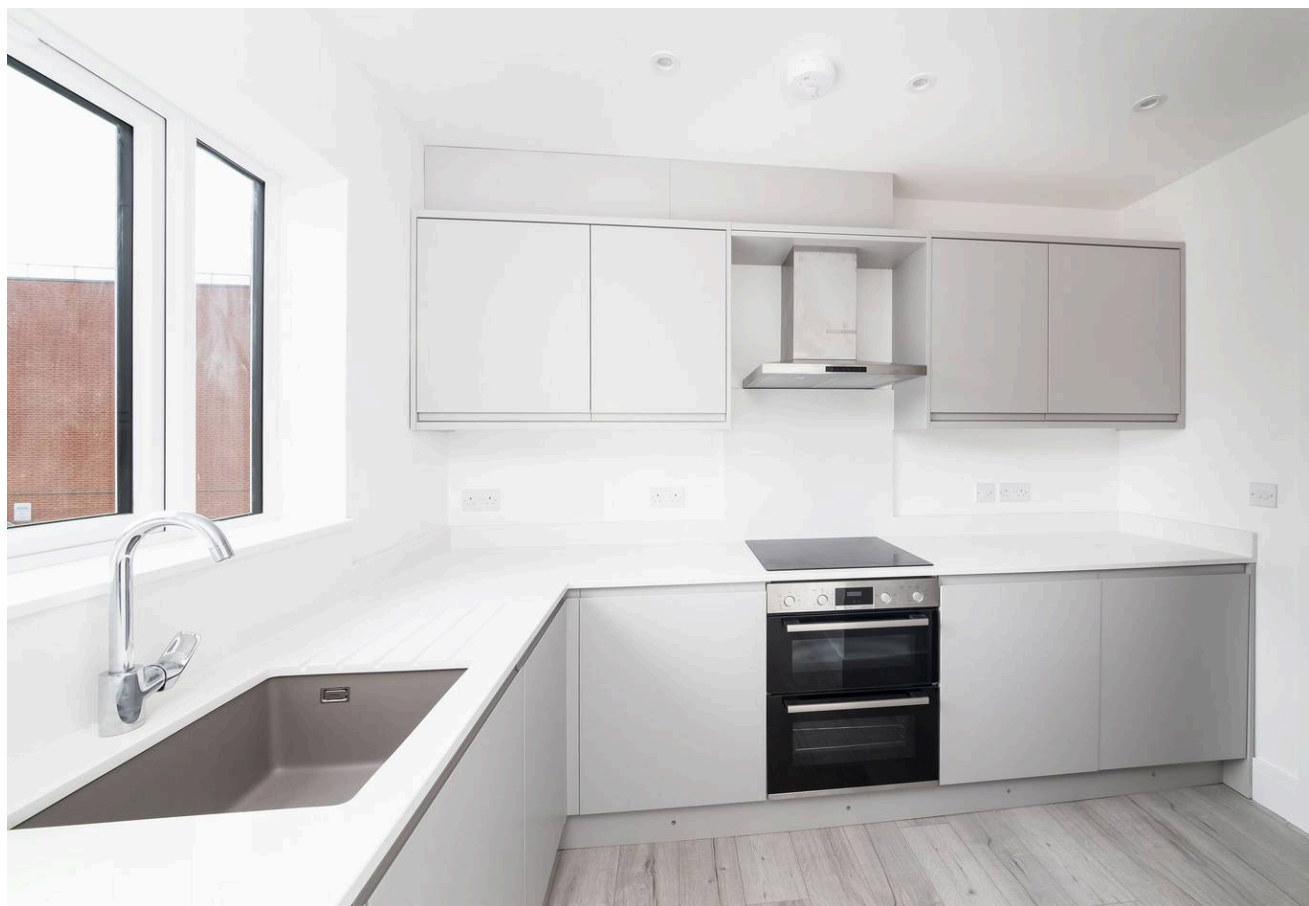
**Bathrooms: 2**

**Reception Rooms: 1**

**Council Tax Band: D**

**Tenure: Leasehold**

**EPC: C**





## Key Features

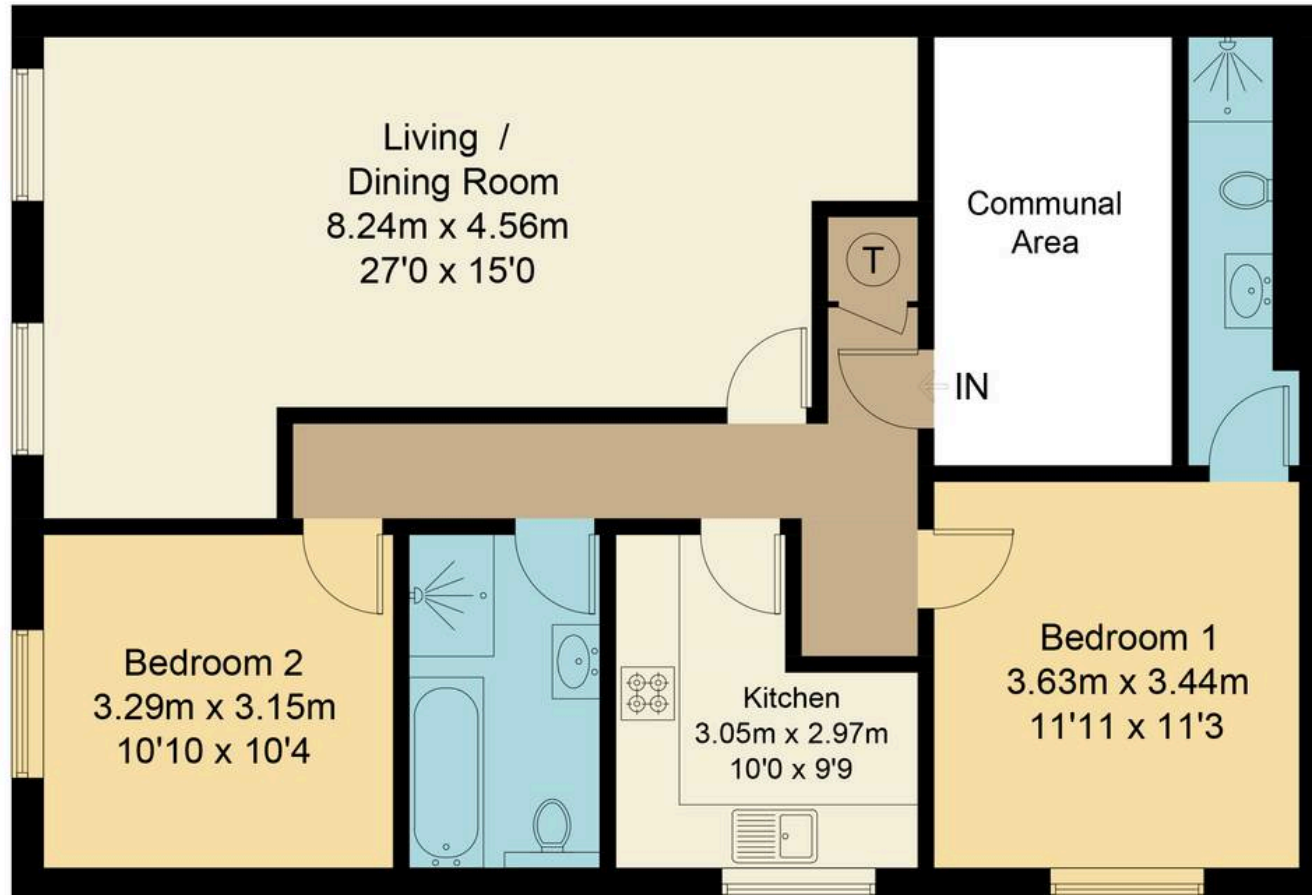
- Shared ground floor entrance with stairs rising to inviting entrance hall with tall storage cupboards off
  - Stunning 27' x 15' open plan living room/dining room benefitting from two uPVC double glazed windows
  - Stylish kitchen offering an impressive selection of floor and wall units complemented by quartz working surfaces over and many built-in electrical appliances
  - Large master bedroom with contemporary, fully tiled en-suite shower room including floating WC, wash hand basin with vanity drawer and fitted mirror, and separate tiled shower cubicle
  - Spacious second double bedroom
  - Large four piece bathroom featuring fully tiled floor/walls including floating WC, wash hand basin with vanity drawer and fitted mirror, paneled bath and fully tiled separate shower cubicle
  - Fitted air conditioning/heating system, uPVC double glazed windows, LED ceiling lighting and the property is available immediately with no ongoing chain
- Excellent 999 year lease and the new owners will own a share of the freehold
- Town centre parking permits available for several nearby car parks (subject to council consent)



# Elizabeth House, OX14

Approximate Gross Internal Area (Excluding Communal Area) = 82.3 sq m / 886 sq ft

## Flat 2



## First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.  
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