



Connells

Larkhill Road
Abingdon



Property Description

A beautifully presented ground floor maisonette situated on the popular Larkhill Road, Abingdon, offering stylish and contemporary accommodation throughout. Ideally positioned within easy reach of Abingdon town centre, local amenities and regular bus services, this property is perfectly suited to first-time buyers, downsizers, or investors alike.

The property features a bright and spacious open-plan living and dining area, enhanced by attractive flooring and a modern décor, creating a welcoming space for both relaxing and entertaining. The separate contemporary kitchen is fitted with a range of sleek units and ample worktop space.

The well-proportioned double bedroom is served by a modern bathroom, completing this superb home.

Externally, the property benefits from a parking space and access to a communal garden, providing valuable outdoor garden area to enjoy. The location is particularly convenient, with the High Street just a short distance away, offering an array of shops, cafés, restaurants and leisure facilities, while nearby bus stops provide excellent links to Oxford and surrounding areas.

Leasehold information:

117 years remaining on the lease
Annual service charge: £900
No ground rent payable.

An excellent opportunity for owner-occupiers and investors alike, with the property offering a potential rental yield of approximately 6.5%.

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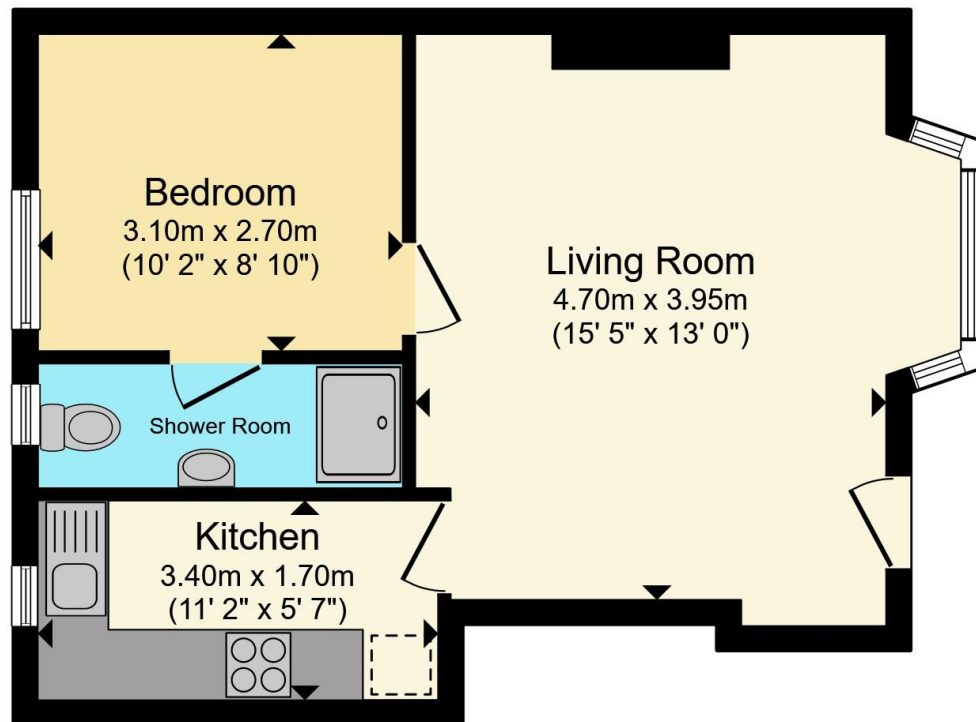
Abingdon-on-Thames is a highly sought-after Oxfordshire market town, combining historic charm with excellent connectivity. Situated on the banks of the River Thames, the town offers a vibrant mix of independent shops, cafés, restaurants, supermarkets and leisure facilities, alongside picturesque riverside walks and open green spaces.

The town benefits from excellent transport links, with easy access to Oxford, Didcot and the A34, connecting to the M40 and M4. Didcot Parkway and Oxford railway stations provide fast services to London Paddington, making Abingdon a popular choice for commuters.

Families are well catered for with a range of highly regarded primary and secondary schools nearby, while a variety of parks, sports clubs and recreational facilities support an active lifestyle. The town centre hosts regular markets and community events throughout the year, creating a welcoming and thriving atmosphere.

Offering the perfect balance of countryside living and modern convenience, Abingdon-on-Thames remains one of Oxfordshire's most desirable places to call home.





Total floor area 39.0 m² (420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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11 High Street
 ABINGDON OX14 5BB

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 £900.00 PA

Ground Rent: 0

Tenure: Leasehold

view this property online connells.co.uk/Property/ABG305726

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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