



17 Farriers Mews, Abingdon, OX14 3GJ

£235,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A superior 2 double bedroom second floor (Penthouse) apartment of considerable appeal, with aspects to front, side and far-reaching views to the rear over a tree fringed green; enjoyed most scenically from the double doors and Juliet balcony within the generously proportioned Sitting/dining room. The refurbished, well fitted and equipped double aspect kitchen is completely separate from the reception room, and the bathroom has also been re-furbished to a stylish and high-quality standard. The welcoming entrance hall conveys a lovely sense of arrival, and conveys a 'house like' feel, with all the rooms leading off.

The light and airy, well-arranged accommodation is complimented by its natural décor and quality floor coverings. The manicured, well-established gardens with gently undulating lawns, hedging, flower/shrub borders, variety of trees and ample residents/visitor parking adds a lovely sense of well-being. An internal inspection will enable its many fine attributes to be fully appreciated.

Material Information

- Utilities: Mains Electricity/Water/Drainage are connected.
- Heating: Economy night storage heating
- Parking: Residents and visitor parking
- Broadband Coverage: According Ofcom Standard, Superfast & Ultrafast broadband speed are available at this property, and mobile phone coverage from 02, EE, 3 and Vodafone
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very low.
- Building Safety / Planning Issues: Properties built or renovated pre-2000 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.





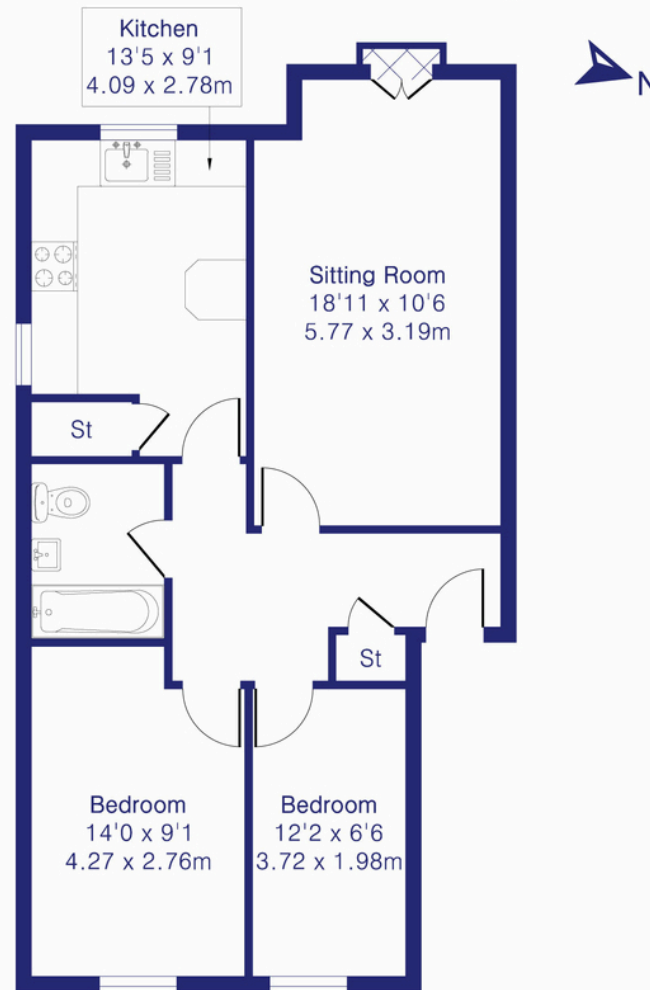
Key Features

- No onward chain
- Security entry phone system
- Some replacement UPVC double glazed windows
- Economy 7 electric storage heaters
- EPC Rating: C
- Council Tax Band: C
- Lease: Approx 155 years remaining
- Service Charge: £484 per quarter (£1452 per annum)

The Location

Within comfortable walking distance just to the north of Abingdon's historic Thames side town centre, forming part of a modest size and aesthetically pleasing development, not just handy for town centre amenities, but also the nearby business/science park, White Horse Tennis & Leisure Facility, Radley branch line railway station (2 miles) connecting to Oxford and Didcot parkway, which in turn provides a regular mainline connection to London/Paddington in as little as 36 minutes. The nearby A34 connects northbound to Oxford (8 miles) and the M40, southbound to the M4.

Approximate Gross Internal Area 669 sq ft - 62 sq m



First Floor

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