

The Old Gaol, Abingdon, OX14 3HE

Guide Price £395,000 Leasehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

Forming part of the historic Old Gaol development, set within a secure gated community in the heart of Abingdon, this attractive two-bedroom ground-floor apartment is being offered for sale for the first time since new, with the added advantage of no onward chain. Enjoying appealing views across the beautifully landscaped communal gardens from throughout the apartment, the property combines the distinctive character of this historic setting with contemporary design and modern convenience.

The accommodation is centred around a spacious open-plan living and dining area, where double-glazed sliding doors open directly onto a private terrace, creating a seamless connection between the indoor living space and the surrounding gardens. The fully integrated kitchen complements the open-plan layout, with its sleek, modern design and high-quality fittings, providing both style and practicality.

There are two well-proportioned double bedrooms, both with storage and patio doors opening onto the terrace. The main bedroom also features an en-suite shower room, while a separate family bathroom serves the remainder of the accommodation.

Additional features include CCTV, a private underground parking space with lift access, together with use of the residents' gym.

Ideally positioned just moments from Abingdon town centre, the property is within easy reach of a wide selection of shops, cafés, restaurants and everyday amenities, as well as the town's attractive riverside setting.







Key Features

- No onward chain
- First time on the market since new
- Allocated parking within the secure underground car park
- Beautifully landscaped communal gardens adjoining the River Thames
- Two bedroom ground floor apartment
- Main bedroom with built-in storage and en-suite shower room
- Estate and Service Charge £4242 per annum
- Lease 999 years from 2012 with 985 years remaining
- Large private terrace overlooking the landscaped gardens
- Council Tax Band D, EPC Rating: C





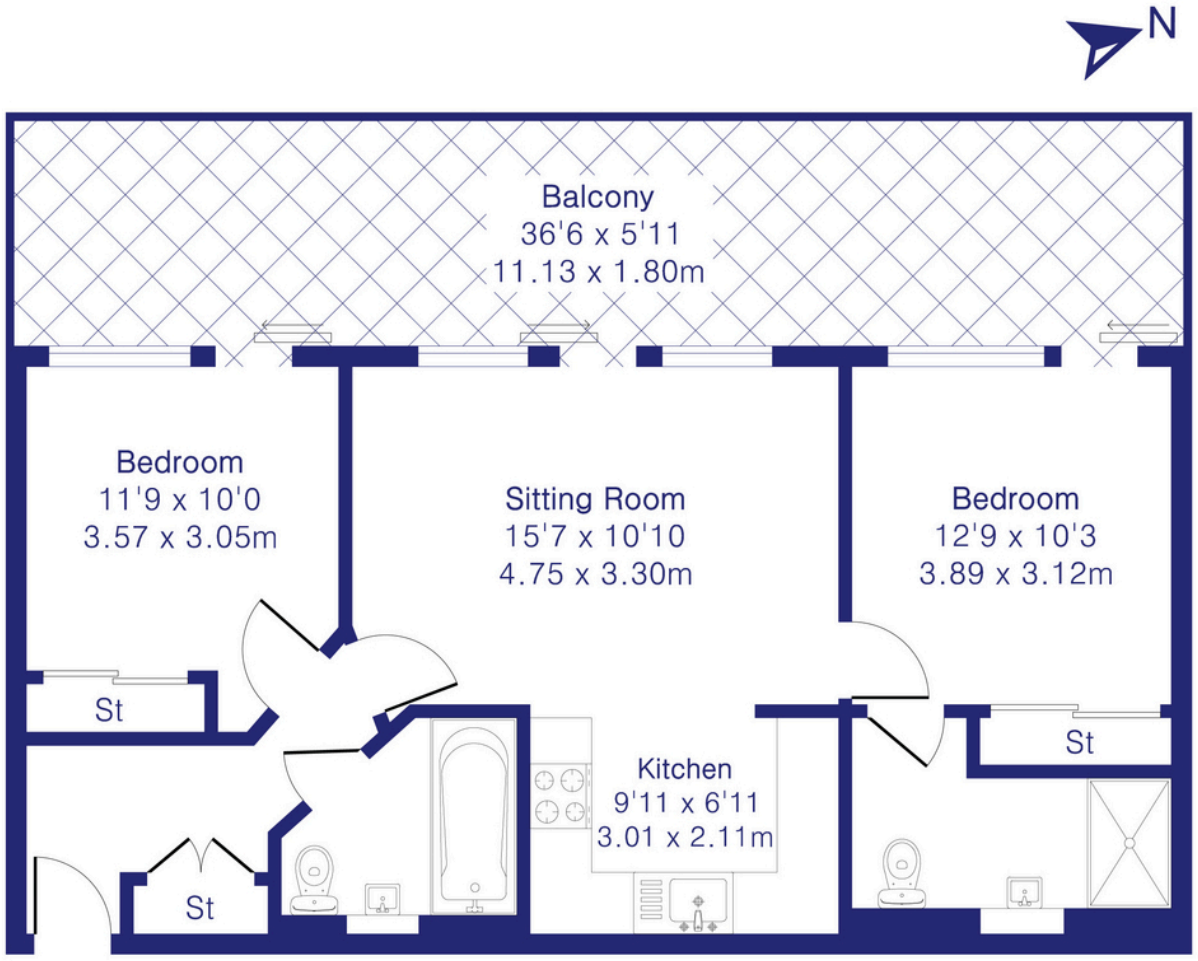


The Location

The Old Gaol occupies a distinctive position in central Abingdon, offering convenient access to the town's historic streets, independent shops, cafés, restaurants and riverside walks. The River Thames and surrounding green spaces are also within easy reach, providing opportunities to enjoy the outdoors alongside the convenience of town centre living.
Abingdon is a popular market town offering a range of local amenities, leisure facilities and schooling. The nearby road network provides access to Oxford, Didcot and the surrounding villages, with rail services available from Didcot Parkway for connections to London and beyond.

Material Information - Mains water, electricity and drainage are connected. Heating is provided by an electric heat recovery system. The property benefits from an allocated parking bay within the secure underground car park. The Ofcom broadband checker indicates that standard to ultrafast broadband services are available at the property. Mobile coverage is indicated as being available from all major providers. The Government flood-risk portal generally indicates a very low risk of flooding. The property is accessed via a private road. Buyers are advised to undertake their own searches to establish whether there are any planning permissions or proposed developments in the surrounding area that may affect the property. Details of any covenants, easements or other relevant restrictions are available from the selling agent upon request.
The Old Gaol management committee are in the early stages of putting together a working team of consultants to replace the lifts and renovate the lift shafts. The committee hope to be in a position in the Spring/Summer of 2027 to move this project forward, subject to planning and tendering of contractors.

Approximate Gross Internal Area 667 sq ft - 62 sq m



Ground Floor

PINKPLAN

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.

THOMAS MERRIFIELD

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