



Flat A, 26 High Street, Abingdon OX14 5AX

Flat A

Very spacious and impressive first floor apartment benefiting from over 800 sq ft of well presented accommodation set within the heart of Abingdon town centre with many original features including sash windows, high ceilings, with open plan kitchen and dining room and delightful 15' living room. The property also benefits from an excellent lease with approximately 977 years remaining.

The property is located within the heart of the thriving town centre and offers a short walk to a wide range of amenities, the historic market place/town hall and beautiful Thames-side walks. Useful distances include Didcot with its mainline railways station to London Paddington (circa. 6.6 miles) and Oxford city centre (circa. 8.5 miles).

Bedrooms: 1

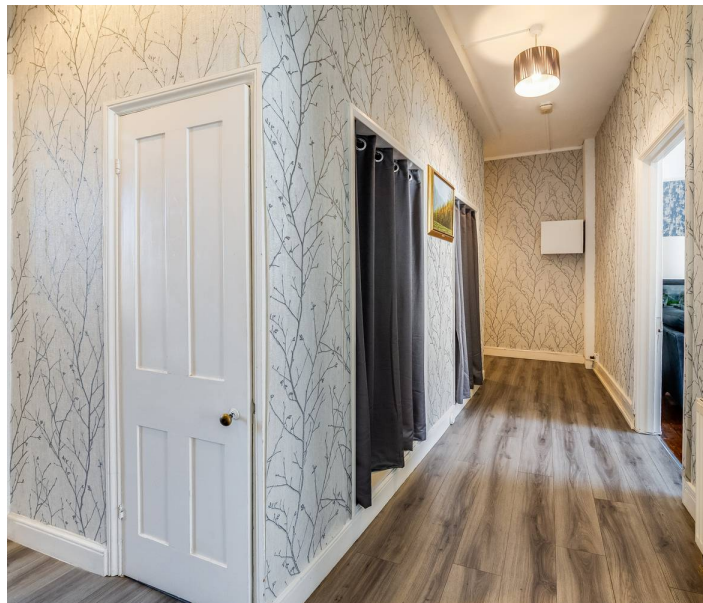
Bathrooms: 1

Reception Rooms: 1

Council Tax band: B

Tenure: Leasehold

EPC: D





Key Features

- Ground floor secure entrance with entry phone system rising to the first floor entrance hall with two tall storage cupboards off
- Impressive and very spacious 15 ft living room with central feature fireplace
- Modern kitchen and dining room with an excellent selection of floor and wall units
- Large double bedroom with feature fireplace complemented by modern bathroom with white suite incorporating useful utility area
- Mains gas radiator central heating and panelled sash windows, parking is available via permit within the town centre car parks
- Excellent long lease with approximately 977 years remaining with a service charge of £2000 per annum and no ground rent

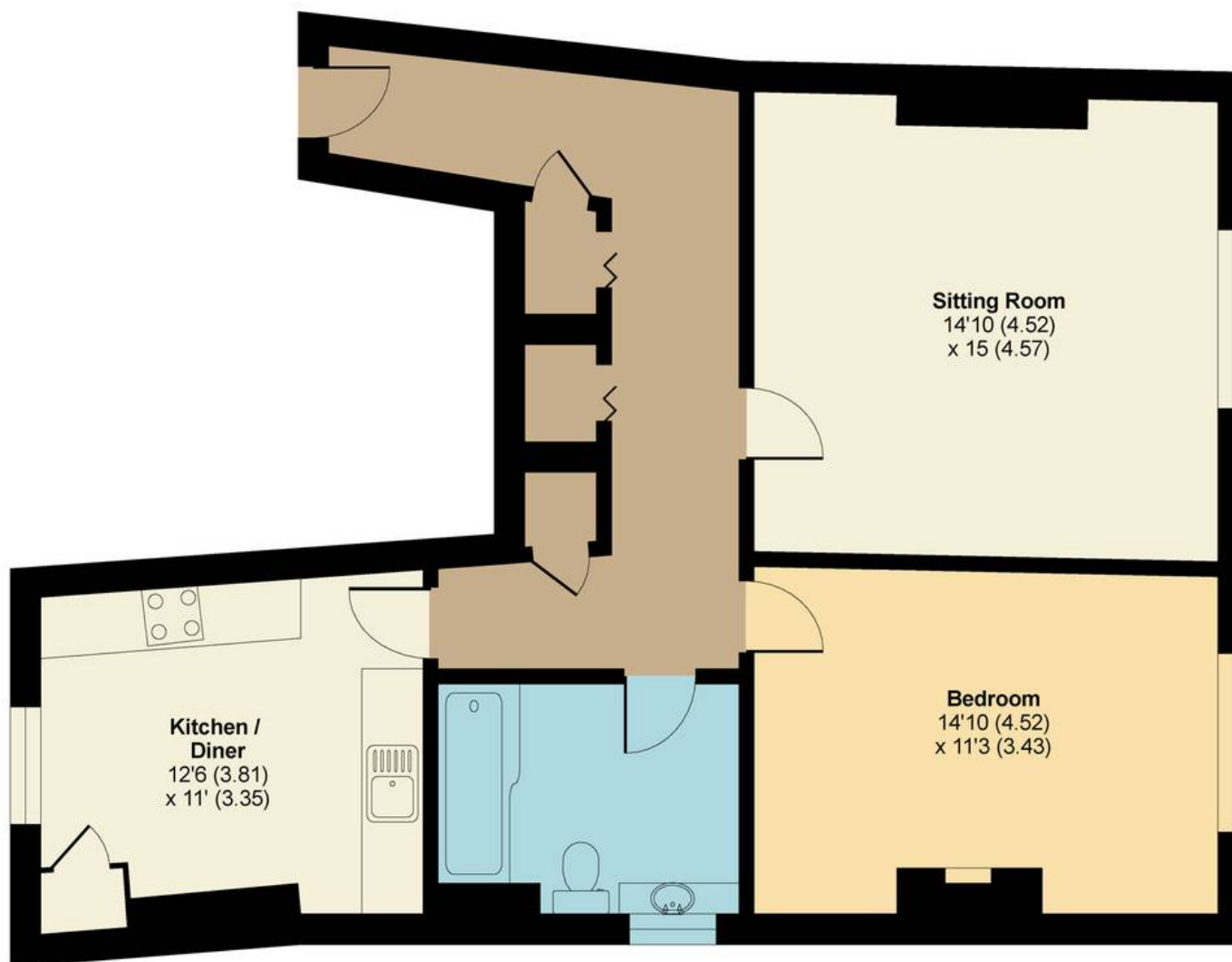




High Street, Abingdon, OX14

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n'checon 2020. Produced for Hodsons. REF: 601656



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