



6 Caldecott Chase, Abingdon, OX14 5GZ

Guide Price £220,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

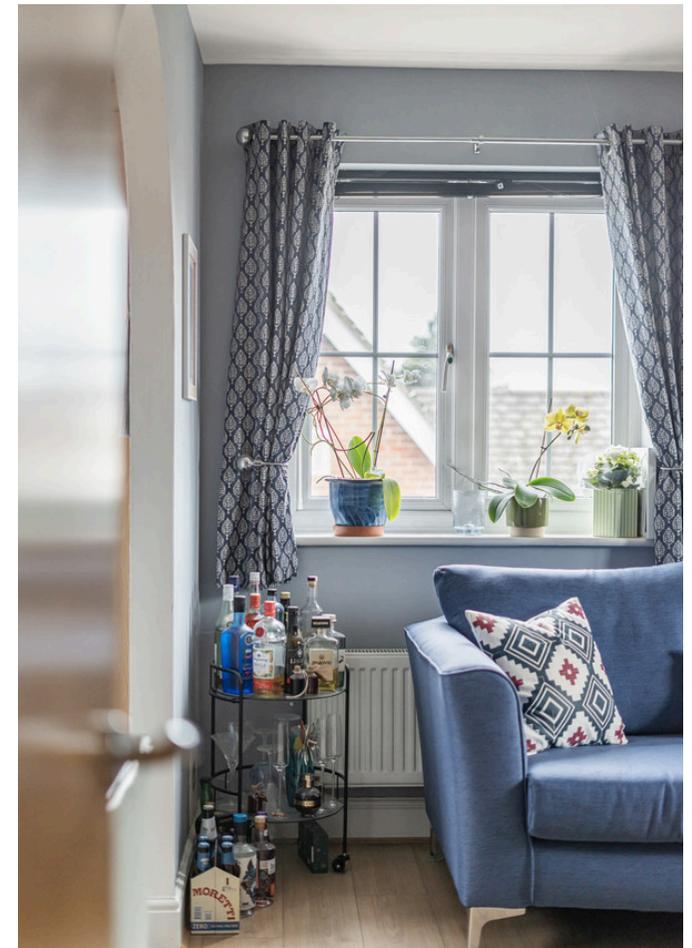
This well-presented top-floor apartment offers bright and modern living throughout. The accommodation features a spacious lounge and dining room that serves as a comfortable central hub for the home. The adjacent kitchen is fitted with a range of contemporary cabinetry and includes fully integrated appliances, such as a gas hob and oven, complemented by stylish tiled splashbacks and flooring.

The property includes a generous double bedroom with integrated wardrobe storage. This is served by a recently refurbished shower room finished with a crisp modern suite, including a large shower cubicle, a wash-hand basin, and a low-level WC. The hallway connects these spaces efficiently and provides additional storage options to maintain a clutter-free environment.

The apartment benefits from practical features including gas central heating and double-glazed windows throughout. Residents have access to allocated parking along with additional spaces for visitors. Located in a popular residential area, the property is an ideal choice for first-time buyers looking for a modern, move-in-ready home.



- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Allocated parking & visitor parking.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



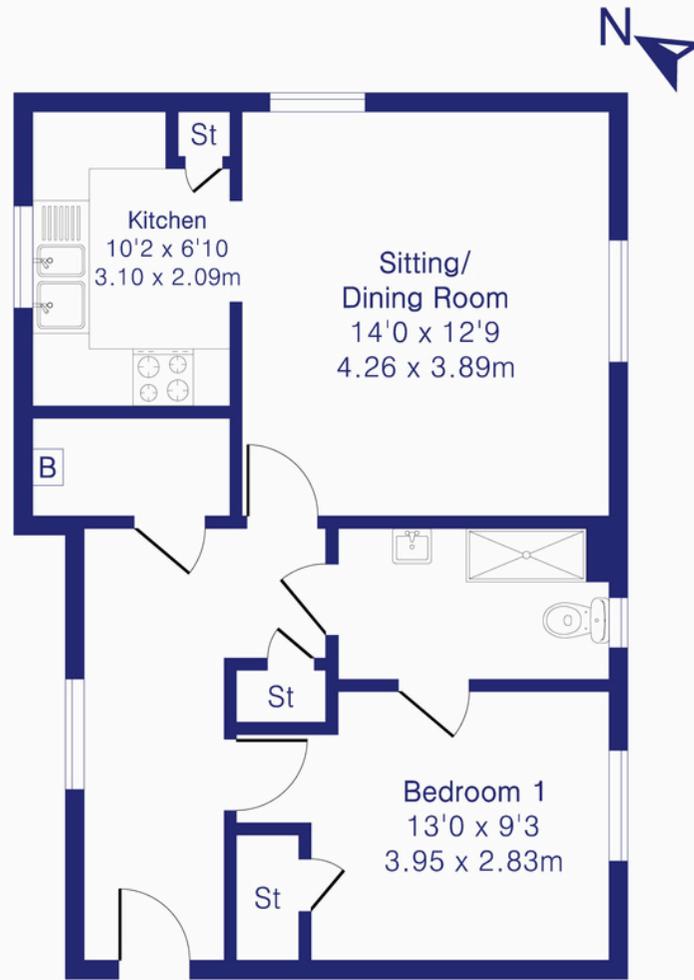
Key Features

- Just a short stroll to the scenic River Thames.
- Fast access to the A34 and London via Didcot Parkway.
- Walking distance to Abingdon's shops and Market Place.
- Moments from the Thames Path and Abbey Meadows park.
- Frequent, direct bus and road links to Oxford City.
- Ideally placed for Milton Park and Harwell Campus.
- A peaceful residential enclave in a historic setting.
- EPC Rating C - Council Tax Band B
- Remaining Lease 80 Years - Annual Service Charge £1292.06

The Location

Nestled in a peaceful pocket of south Abingdon, Caldecott Chase offers a perfect lifestyle balance where historic charm meets modern convenience. A short, scenic stroll brings you to the vibrant Market Place and the tranquil banks of the River Thames, while families benefit from being door-to-door with the highly-regarded Caldecott Primary School. With the A34 and Didcot Parkway nearby providing swift access to Oxford and London, it is an ideal retreat for professionals and families seeking a community-focused home in one of England's most storied market towns.

Approximate Gross Internal Area 560 sq ft - 52 sq m



Ground Floor



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 and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

