



Flat 51, Cygnet Court Caldecott Road, Abingdon OX14 5ET





## Flat 51

---

Large 791 sq ft top floor two-bedroom retirement apartment forming part of this very popular retirement development suitable for the over 55s offering the reassurance of a safe and secure environment, thoughtfully designed to support comfortable and independent living, while enjoying easy pedestrian access to delightful riverside walks and the wide range of amenities found within the thriving Abingdon town centre.

Cygnets Court is situated in a quiet no-through location offering easy pedestrian access to nearby delightful Thames side walks and thriving Abingdon town centre with its wide range of facilities. There is a quick vehicular route onto the A34 leading to many important destinations north and south.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

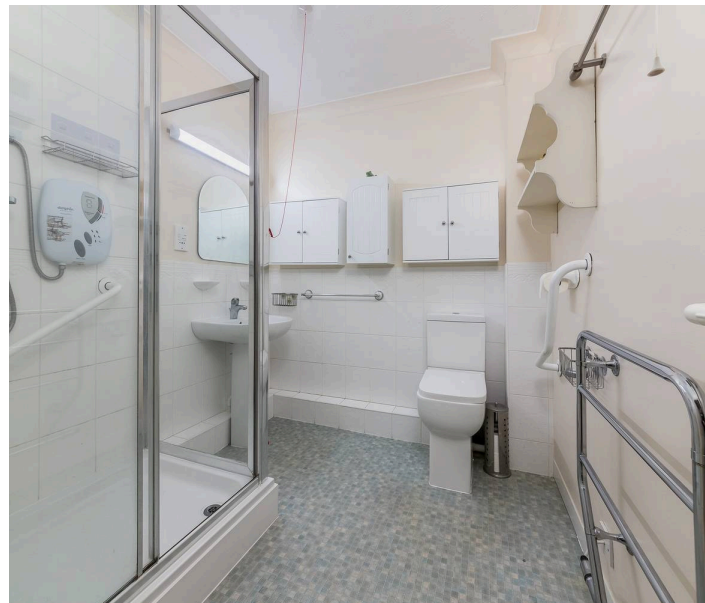






## Key Features

- Secure communal ground floor entrance with stairs or lift providing access to the second floor
- Welcoming entrance hall offering two useful storage cupboards before leading through to a large living room partly open plan to the dining room
- Both reception areas offer attractive elevated views creating a light and airy feel throughout
- Well proportioned kitchen ideally positioned adjacent to the dining area
- Main double bedroom with built-in wardrobe cupboards, second double bedroom with further built-in wardrobe cupboards and shower room with white suite
- Residents of Cygnet Court enjoy a range of excellent communal features including on site house manager, communal residence lounge, laundry/drying room
- Beautifully maintained communal gardens which extend towards the river and the property is sold with no ongoing chain



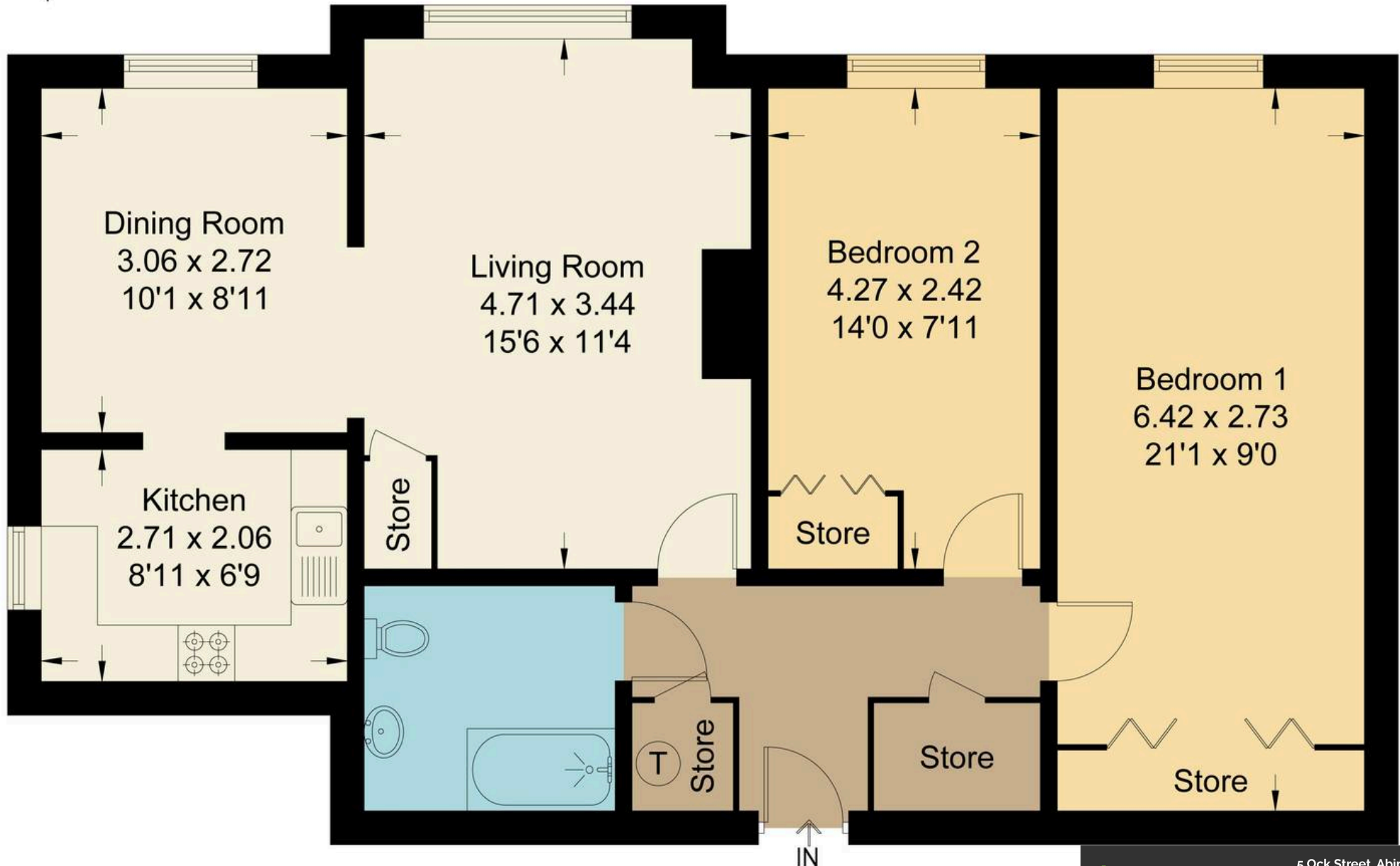




# 51 Cygnet Court, OX14

Approximate Gross Internal Area = 73.50 sq m / 791 sq ft

For identification only - Not to scale



Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited



**Hodsons**  
...your move, our passion  
Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: [abingdon@hodsons.co.uk](mailto:abingdon@hodsons.co.uk)  
[www.hodsons.co.uk](http://www.hodsons.co.uk)