

**Mill Stream Court, ABINGDON, OX14 5XA**

allen & harris

***welcome to***

## Mill Stream Court, ABINGDON

Allen and Harris are delighted to present this well maintained one bedroom retirement apartment located nearby the River Thames. The apartment comprises of a living space, kitchen, one bedroom and one bathroom as well as a storage area and hall and the property is being sold with no onward chain.The bedroom, lounge and hall has been newly decorated and a new kitchen has been installed, which includes a new hob, integrated fridge and freezer.



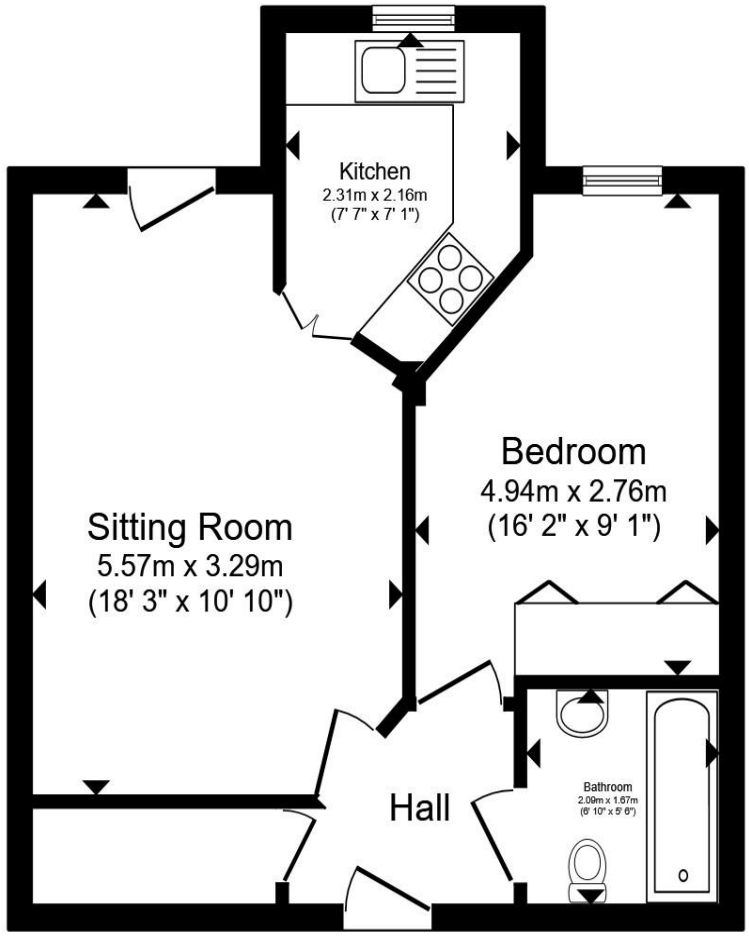













**Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**

Total floor area 38.5 m² (414 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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# Mill Stream Court, ABINGDON

- Retirement Apartment in a fantastic location in the heart of Abingdon
- One Bedroom
- No Onward Chain
- Riverside Location
- Parking
- Age Restriction for people over the age of 55
- On site manager and 24 hour careline
- Guest suite available for visiting guests

Tenure: Leasehold EPC Rating: D
Council Tax Band: C  Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

## £130,000

In the nearby town centre of Abingdon, you will find great local amenities such as shops, leisure facilities, pubs and restaurants as well as scenic riverside walks along the Thames and public parks.










Please note the marker reflects the postcode not the actual property

**view this property online** allenandharris.co.uk/Property/ABI108708

The Property Ombudsman

Property Ref:
ABI108708 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.