

22 Willow Brook, Abingdon OX14 1TB

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22 Willow Brook

A well presented top floor apartment well situated within this desirable and conveniently located development. With spacious, light accommodation, allocated parking space and an extended long lease, making this an ideal first time or investment purchase, sold with no on-going chain.

Willow Brook is well-situated within this small select development offering easy pedestrian access to nearby good schools. There are several nearby bus stops and a quick route onto the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 2 miles), Didcot town (circa. 8 miles) and Oxford city centre (circa. 6 miles).

Bedrooms: 1

Bathrooms: 1

Reception Rooms: 1

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

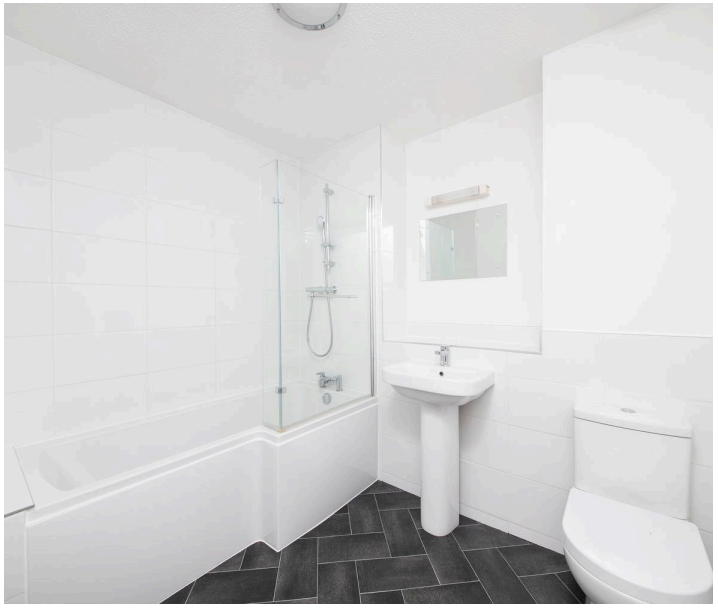












Key Features

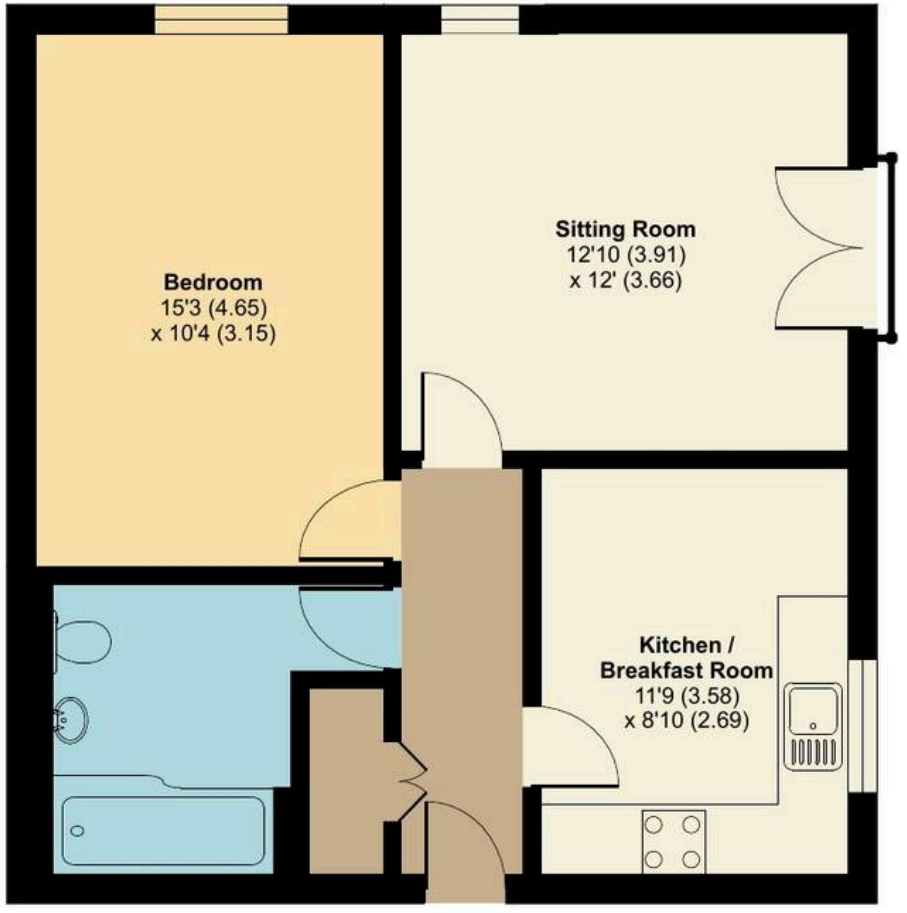
- Secure ground floor entrance with entry phone system and stairs rising to top floor leading to inviting entrance hall with cupboards off
- Delightful sitting room with double doors to Juliet balcony providing attractive elevated views
- Well-equipped kitchen and breakfast room offering a good selection of floor and wall units
- Large double bedroom complemented by bathroom with white suite
- PVC double-glazed windows, mains gas radiator central heating, excellent extended lease of approximately 971 years remaining, the service charge is approximately £1,862.58 per annum and no ground rent
- Attractive communal gardens with private and visitors parking facilities
- The property has been recently let for £1200 per calendar month, with a yield of approx 6.6%

Willow Brook, Abingdon, OX14

Approximate Area = 559 sq ft / 51.9 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Hodsons. REF: 820180

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5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL
T: 01235 553686
E: abingdon@hodsons.co.uk
www.hodsons.co.uk