



Cygnets Court Caldecott Road, Abingdon, OX14 5ET

Guide Price £150,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Inside, this well-presented ground-floor apartment offers a bright and practical layout. The sitting room enjoys plenty of natural light through a large glazed door and adjoining window, while the separate kitchen is fitted with modern white units and marbled-effect worktops.

Both bedrooms are generously sized and benefit from built-in wardrobes and fitted shelving. The spacious wet room has been thoughtfully arranged with grab rails and an electric shower, while additional hallway cupboards provide excellent storage.

The property also benefits from direct access to the communal gardens, which are attractively maintained with lawns, flower beds, mature trees, and seating areas.

Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a high risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property.





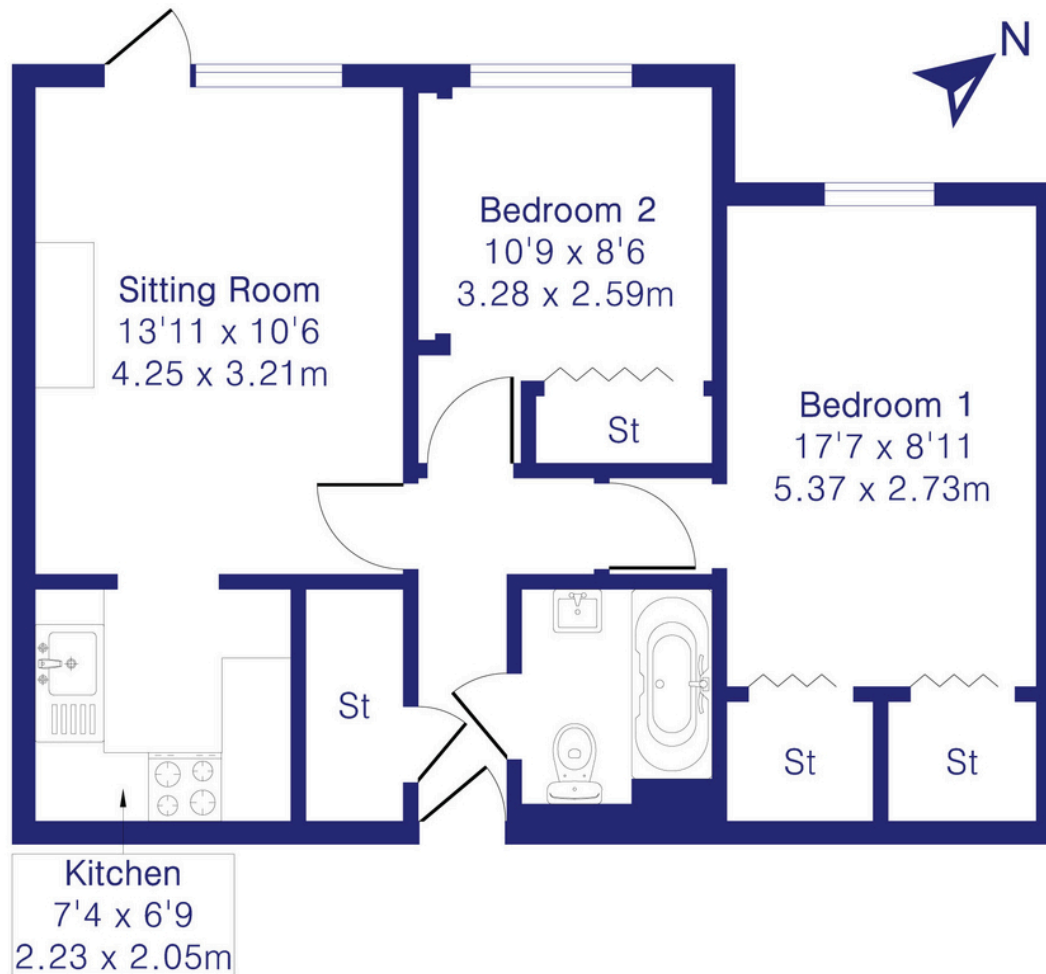
## Key Features

- End of Chain
- Recently Renovated
- Shared Gardens
- EPC Rating - B / Council Tax Band - C
- Ground Rent - £609 per annum
- Service Charge - £5700 per annum
- Lease remaining 88 Years

## The Location

Cygnets Court is a well-regarded retirement development for the over 55s, offering residents a communal lounge, laundry room, and beautifully kept shared gardens. Ideally situated within walking distance of Abingdon town centre, it provides convenient access to shops, cafés, pubs, public transport links, countryside walks, and the River Thames.

# Approximate Gross Internal Area 570 sq ft - 53 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.



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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.

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