



11 St. Helens Court, Abingdon OX14 5BS

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Superbly presented and very spacious two bedroom ground floor apartment forming part of this small, select town centre mews development, complemented by attractive and enclosed rear gardens leading to a very useful garage and alternative parking facility.

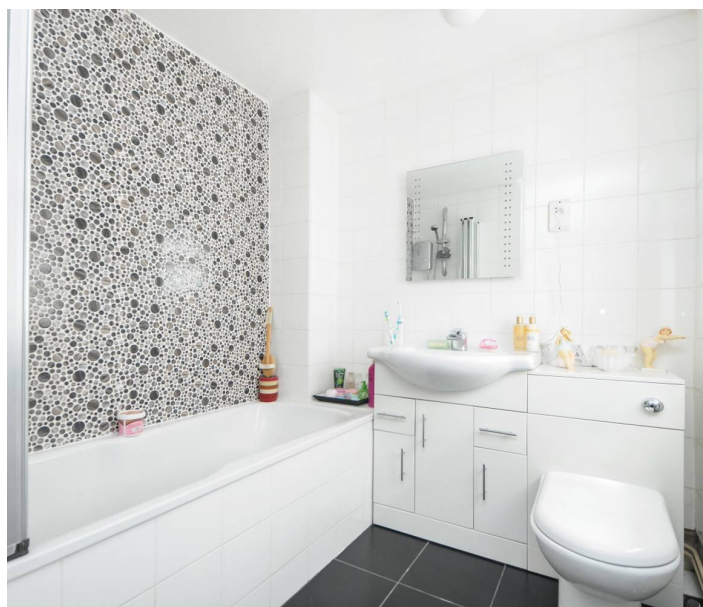
St. Helens Court forms part of a very desirable Mews development, fronting an attractive green and offers easy pedestrian access to a wide range of nearby amenities including parks and recreational facilities including the Abbey Cinema and Unicorn Theatre. A variety of independent shops, cafés and restaurants can be found within the town centre, catering to a wide range of tastes and everyday needs.

Regular markets and community events contribute to the town's welcoming and vibrant atmosphere, while the surrounding countryside and riverside provide excellent opportunities for walking, cycling and boating.

Residents also enjoy access to a number of local sports clubs and leisure centres, making Abingdon-on-Thames a highly desirable location that successfully combines historic charm with modern amenities. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city centre (circa. 8.3 miles) and Radley railway station (circa. 2.6 miles).

Bedrooms: 2 Bathrooms: 1 Reception Rooms: 1

Council Tax band: C Tenure: Leasehold EPC: D

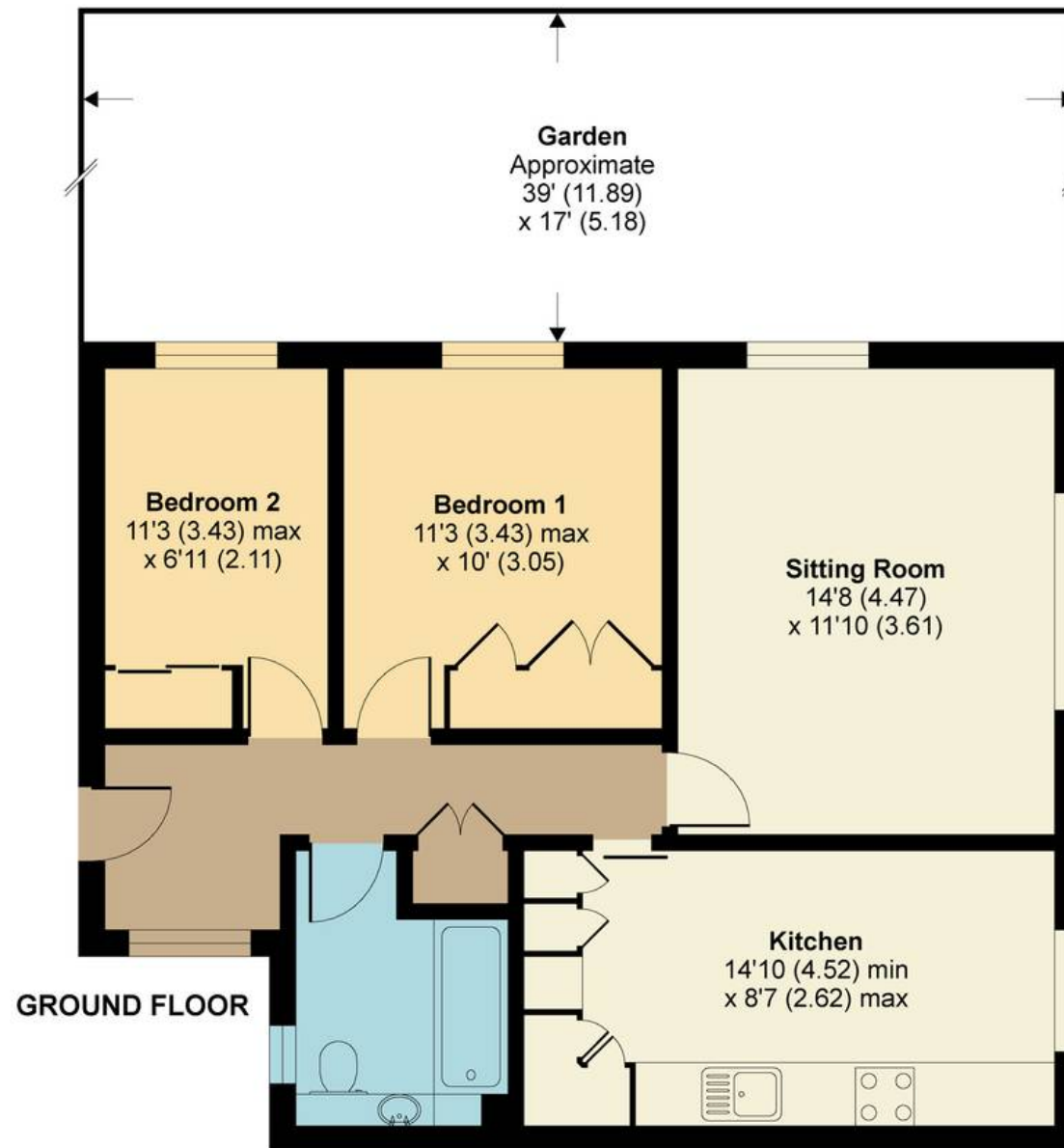




Key Features

- Secure entrance leading to entrance hall
- Attractive and very spacious double aspect sitting room
- Impressive refitted kitchen/dining room offering a very stylish selection of floor and wall units complemented by Corian working surfaces, many integrated appliances and underfloor heating
- Two good size bedrooms complemented by a stylish refitted bathroom with white suite
- Mains gas radiator central heating (recently replaced condensing gas boiler) and PVC double-glazed windows
- Attractive and enclosed rear gardens with a gate leading to a nearby garage and hard-standing parking facility
- Excellent lease with approximately 946 years remaining with no service charge or ground rent payable
- The property can be found using what 3 words – crop.dreams.richer





St. Helens Court, Abingdon, OX14

APPROX. GROSS INTERNAL FLOOR AREA 674 SQ FT 62.6 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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