



31 Caldecott Chase, Abingdon OX14 5GZ



31 Caldecott Chase

Large two double bedroom top floor apartment offering well presented accommodation throughout within this popular modern development offering easy pedestrian access to the thriving town centres many amenities.

31 Caldecott Chase forms part of a very popular new development situated only a short walk from nearby good schooling, delightful Thames-side walks and the thriving town centre's many amenities. There is a short drive onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 10.1 miles) and Didcot with its mainline railway station to London Paddington (circa. 7.7 miles).

Bedrooms: 2

Bathrooms: 2

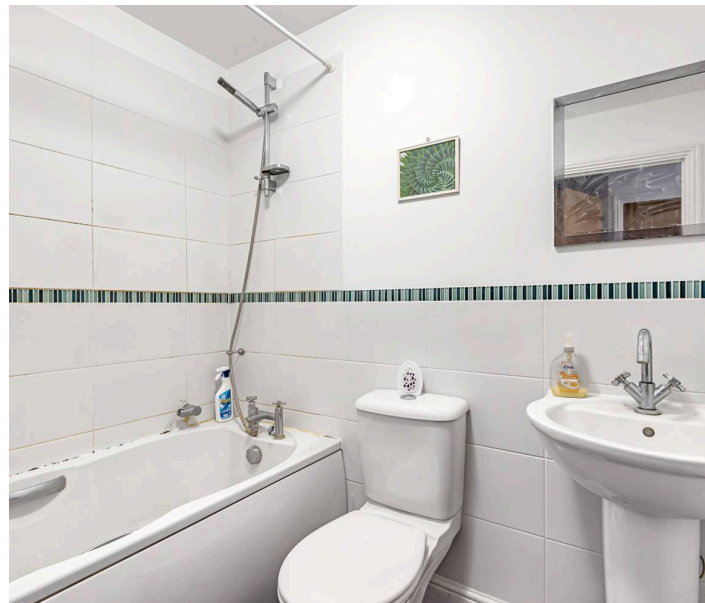
Reception Rooms: 1

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B





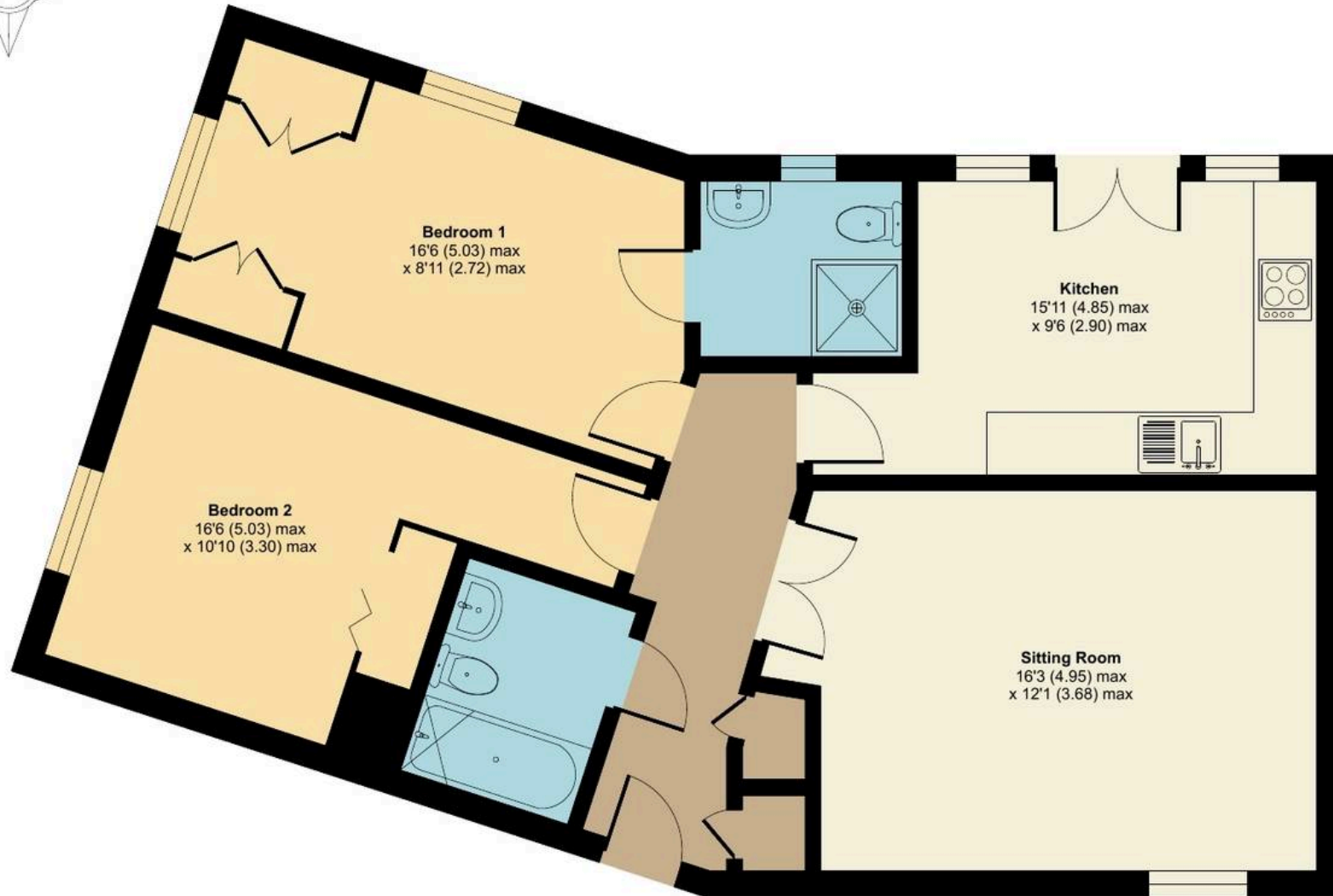
Key Features

- Secure ground floor entrance with entry phone system and stairs leading to the top floor
- Entrance hall with two tall storage cupboards off leading to open plan living and dining room
- Well equipped modern kitchen and breakfast room with an excellent selection of floor and wall units and French doors leading to Juliet balcony
- Main principal bedroom benefiting from fitted wardrobe cupboards and en-suite shower room, second spacious double bedroom complemented by further bathroom
- Service charge is £1170.45 per annum, ground rent is £270 per annum and the property has 79 years remaining on the lease
- Allocated parking for one vehicle and communal gardens, the property is offered to the market with the security of no ongoing chain

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Approximate Area = 811 sq ft / 75 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Hodsons. REF: 903063

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