



Connells

Vineyard
Abingdon



Property Description

Situated in the highly sought-after Vineyard development, this well-presented ground floor apartment offers spacious and practical accommodation in a convenient central Abingdon location. Ideally positioned within easy walking distance of Abingdon's historic town centre and High Street, residents can enjoy a wide range of shops, cafés, restaurants and everyday amenities right on their doorstep.

The accommodation extends to approximately 737 sq ft (68.47 sq m) and comprises a generous dual-aspect reception room, a separate fitted kitchen, two bedrooms, including a principal bedroom with en-suite cloakroom/WC, and a family bathroom. A particular feature of the property is the private patio area, providing a pleasant outdoor space for relaxing or entertaining.

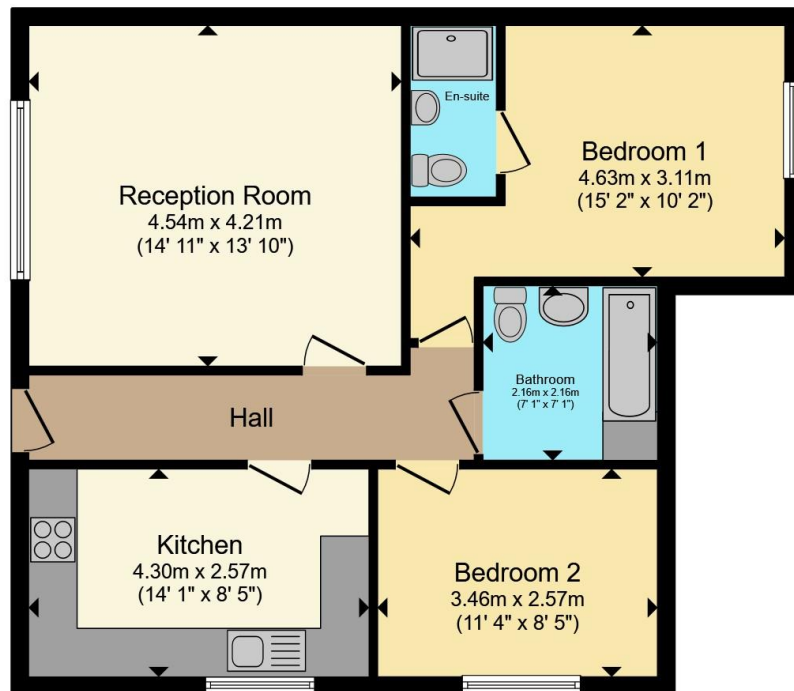
The Vineyard is well regarded for its attractive setting and excellent accessibility. Regular bus services are available nearby, providing convenient connections to Oxford, Didcot, Milton Park and surrounding areas, making the property an excellent choice for commuters and those seeking easy access to local transport links.

Offering a combination of generous living space, outdoor amenity and a prime location close to the High Street, this apartment represents an ideal opportunity for first-time buyers, downsizers and investors alike.

Approx Service Charge (tbc)

Annual service charge £1,844.38 & ground rent £125 per annum





Ground Floor

Total floor area 67.3 m² (724 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

Connells



To view this property please contact Connells on

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11 High Street
ABINGDON OX14 5BB

EPC Rating: C

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ABG305670

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ABG305670 - 0005