

163 Jackman Close, Abingdon, OX14 3GB

Guide Price £220,000 Leasehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A top-floor apartment which would make an ideal first-time purchase or investment opportunity. The property has recently been refurbished, with new carpets throughout and fresh decoration.

The accommodation comprises a welcoming entrance hall with plenty of built-in storage, an open-plan living room/kitchen measuring approximately 6.5m in width, with access to a balcony. The kitchen has been recently fitted.

There is a double primary bedroom, a second bedroom suitable as a spare room or study, and a recently fitted family bathroom. Externally, the property benefits from one allocated parking space and plenty of additional visitor parking.

The lease has been extended to provide an additional 154 years. The service charge is £440 per quarter & the ground rent is peppercorn.

Material information to note: Leasehold, standard construction brick and tiled roof purpose built flat. Electric heating, mains services. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability is available with all main providers. The government portal generally highlights this area as very low risk of flooding. For information relating to any leasehold restrictions, or covenants, please contact the agent.







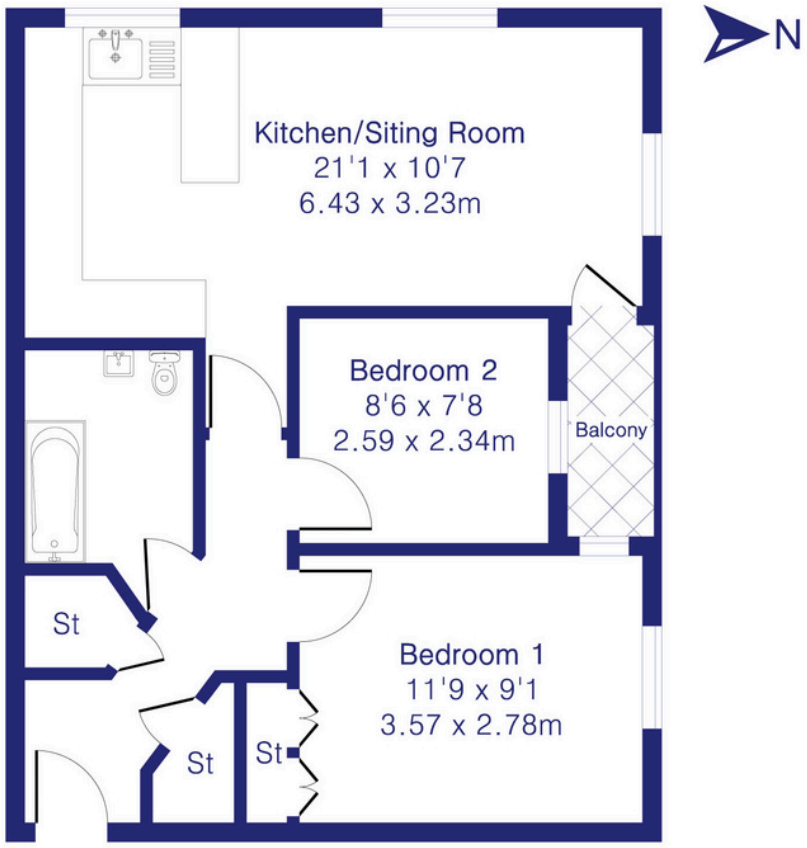
Key Features

- No Onward Chain
- Top floor apartment in central Abingdon location
- Newly fitted bathroom & kitchen
- Kitchen breakfast bar and ample work surface space
- Balcony off the lounge
- EPC Rating: C
- Service Charge: £440 per quarter
- Ground Rent: Peppercorn
- Lease length: 154 years

The Location

Abingdon on Thames is an historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 40 minutes.

Approximate Gross Internal Area 546 sq ft - 51 sq m



Second Floor

PINKPLAN

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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