



Connells

Flat 3 High Street
Abingdon



Property Description

Charming Character Duplex Apartment in Historic Abingdon spread across 1023sqft of living space.

Nestled in the heart of the picturesque town of Abingdon, this unique duplex apartment offers a rare blend of historic charm and modern convenience. With direct access to the high street, this property is rich in character and features quirky touches throughout.

Accommodation Details:

- " Large Double Bedroom: Spacious and inviting, perfect for relaxation.
- " Beautiful Large Living Room: Offers stunning views across the high street, providing a delightful atmosphere.
- " Bathroom: Well-appointed and functional.
- " Galley Kitchen: Efficient and stylish, ideal for all your culinary needs.
- Upper Floor:
 - " Quirky Loft Space: Versatile area suitable for use as a bedroom, office, playroom, or extra storage.

This duplex apartment is bathed in natural light, thanks to the large sash windows, and features tasteful neutral decoration throughout.

Additional Features:

- " Chain Free: Ready for immediate occupancy.
- " Investment Opportunity: Option to purchase with a long-term tenant, offering a potential rental yield of 6.6%.
- " History of successful occupancy.
- " 16 High Street is a Grade II Listed Building

Perfect for investors or those seeking a charming home in a vibrant town, this property is truly one of a kind. Don't miss the chance to own a piece of Abingdon's history.

Living Room

18' 1" x 14' 9" (5.51m x 4.50m)
Large living room with ample space for both sofa suite and dining table with chairs. With large sash windows offering excellent natural light. Laid to carpet.

Bedroom One

10' 5" x 14' 9" (3.17m x 4.50m)
Good size double bedroom placed to the front of the property, with ideal space for wardrobe, bedside tables as well as a vanity unit

Kitchen

12' 1" x 5' 10" (3.68m x 1.78m)
Galley-Style kitchen conveniently designed to feature the necessary appliances for a keen cook, such as integrated gas hob and oven, with fitted extractor fan. As well as having space for a fridge/freezer and free standing washing machine

Bedroom Two/Eaves

7' 6" x 7' 10" (2.29m x 2.39m)
Loft Eaves Room

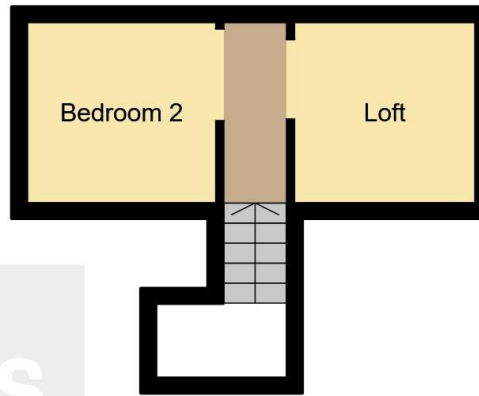
Loft

6' 6" x 7' 6" (1.98m x 2.29m)
Loft Eaves Room





Ground Floor



First Floor

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.focalagent.com

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: 2500.00

Ground Rent: 87.50

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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