



**Connells**

Mayott House Ock Street  
Abingdon



### Property Description

Walking Distance to Town Centre, shared ownership for Over 55's

This property is currently under shared ownership in conjunction with BPHA who have criteria for any purchase. The advertised price is for the sellers 75% share. Service Charges are £570.29 (NO GROUND RENT).

### Agent Note

This property is currently under shared ownership in conjunction with BPHA who have criteria for any purchase. The advertised price is for the sellers 75% share. Service Charges are £570.29 (NO GROUND RENT). Please

contact BPHA for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should

satisfy yourself in regard to lending affordability before proceeding

### Fees

Service charge £344.82

Estate charge £48.19

Buildings insurance £13.88

Management fee £37.66

Reserve fund payment £125.74

Core care charge £108.33

Tailored care charge £488.11 (min 4 hours – more hours are charged additionally)

Total monthly payment excluding rent £570.29

### Living Room

18' 1" x 10' 10" ( 5.51m x 3.30m )

### Kitchen

7' 2" x 10' 10" ( 2.18m x 3.30m )

### Bedroom One

15' 8" x 10' 10" ( 4.78m x 3.30m )

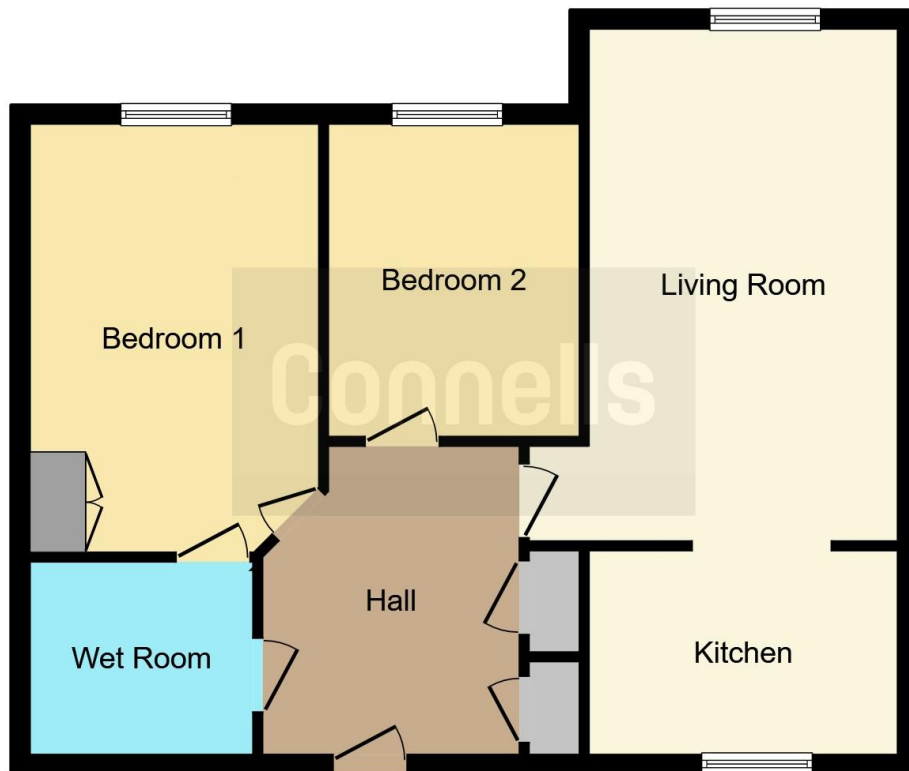
### Bedroom Two

11' 4" x 8' 2" ( 3.45m x 2.49m )

### Wet Room

7' 2" x 7' 10" ( 2.18m x 2.39m )





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01235 555611**  
**E [abingdon@connells.co.uk](mailto:abingdon@connells.co.uk)**

11 High Street  
 ABINGDON OX14 5BB

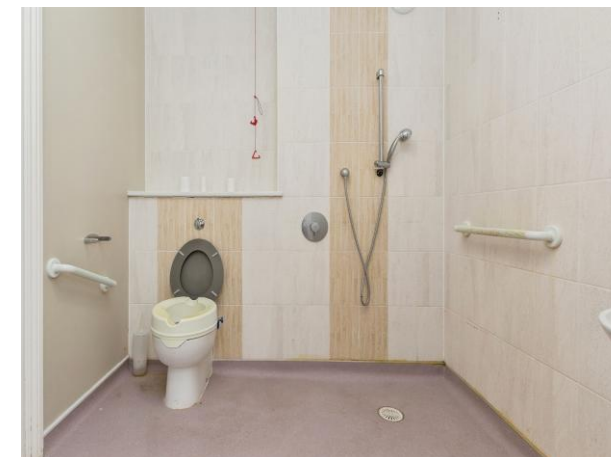
EPC Rating: B Council Tax  
 Band: D

Service Charge: 570.29 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ABG305414](http://connells.co.uk/Property/ABG305414)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jan 2014. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ABG305414 - 0011