



24 Quakers Court, Abingdon, OX14 3PY

£325,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A very impressive two double bedroom two-bathroom apartment comprising around 850sq ft of accommodation and ideally located for access to the town centre.

With underground allocated parking and offered for sale with no onward chain; this raised ground floor apartment comprises entrance hall, bathroom, 19ft master bedroom with fitted wardrobes and en-suite, double bedroom, kitchen, and lounge-diner. This larger than average apartment is well presented throughout and accessed by a secure communal entrance.

Other benefits include allocated parking and gas central heating. Viewing are highly recommended.

Some material information to note: Gas central heating. Mains water. Mains electrics. Mains drains. Leasehold – approximately 103 years remaining. Maintenance charge – approximately £2800 per annum. Ground rent – approximately £125 per annum. Ofcom checker indicates standard to superfast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has allocated parking. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. The government portal generally highlights this as a low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Two double bedroom apartment.
- Offering 850sq ft of accommodation.
- Two bathrooms (one en-suite to master).
- No onward chain.
- Well-presented throughout.
- Immediate access to the town centre and shops.
- Underground allocated parking with lift access to all levels.

The Location

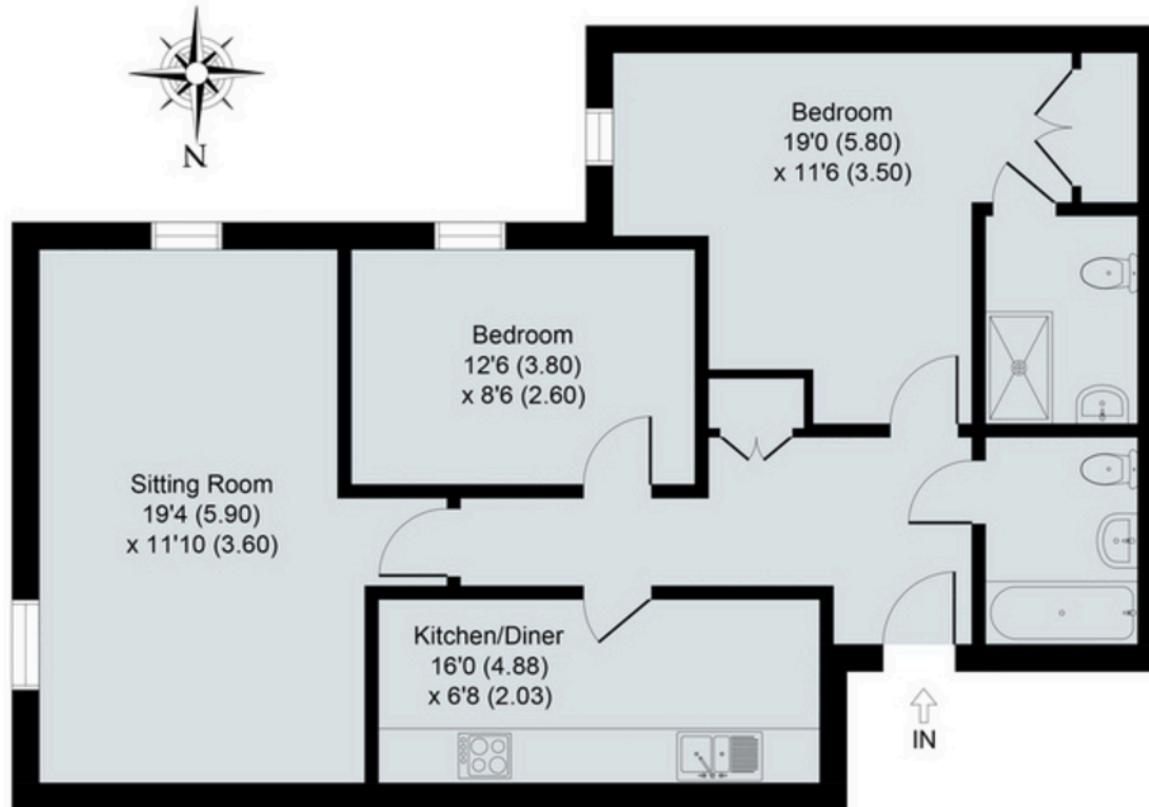
Abingdon on Thames is a historic market town offering a broad range of shopping, schooling and recreational amenities.

Just 8 miles to the south 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 provides a regular mainline connection to London Paddington in as little as 38 minutes.



APPROX. GROSS INTERNAL FLOOR AREA 849 SQ FT / 79 SQ M



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission, or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Thomas Merrifield and no guarantee as to their operating ability or their efficiency can be given.

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