



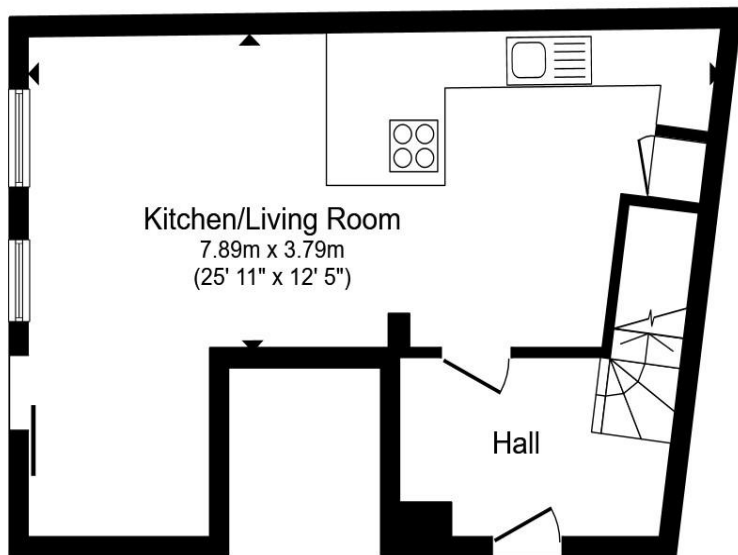
Coopers Lane, Abingdon, OX14 5GU

welcome to

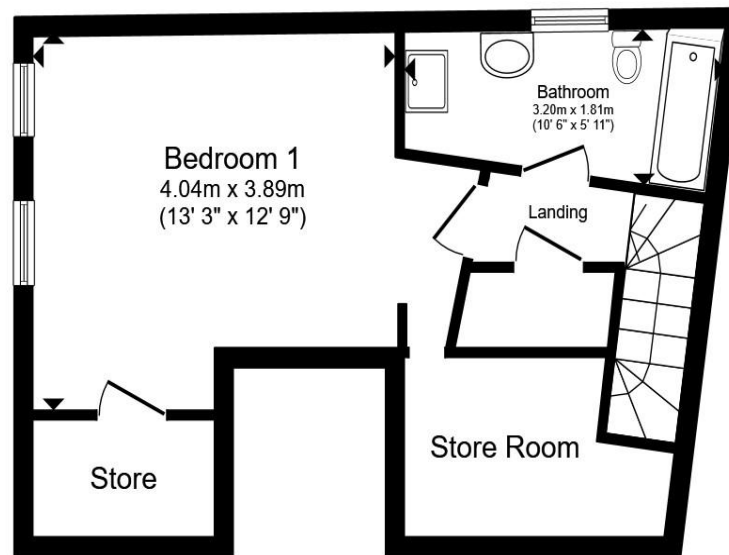
Coopers Lane, Abingdon

Stylish Duplex Apartment in the Heart of Abingdon - Coopers Lane. Tucked away on the ever-popular Coopers Lane in central Abingdon, this share of freehold beautifully presented duplex apartment offers modern living across two thoughtfully designed floors. Step through the front door into a welcoming entrance hall that sets the tone for the rest of the home. The heart of the apartment is the L-shaped kitchen/living area, featuring sleek built-in appliances and plenty of space for both relaxing and entertaining. The layout cleverly creates a natural corner that's ideal for a home office or reading nook, bathed in natural light from the generous windows.





Ground Floor



First Floor

Total floor area 72.1 m² (776 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



welcome to

Coopers Lane, Abingdon

- Share of Freehold
- One Bedroom
- Walk in Closet
- Dressing Room
- Allocated Parking
- Walking Distance From The River Thames

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1617.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£270,000



view this property online allenandharris.co.uk/Property/ABI108667



Property Ref:
ABI108667 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Upstairs, you'll find a spacious main bedroom along with a stylish bathroom. Completing the upper level is a versatile dressing room - a rare find that adds a touch of luxury and practicality to this smartly designed home.

Perfectly positioned to enjoy the charm and convenience of central Abingdon, this apartment makes an excellent first-time buy, investment, or pied-à-terre.

The property benefits from recently having its lease significantly extended, with 975 years now remaining, as well as eliminating ground rent payments

Please note the marker reflects the postcode not the actual property


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