



Wootton Road, Abingdon, OX14 1JA

Guide Price £250,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





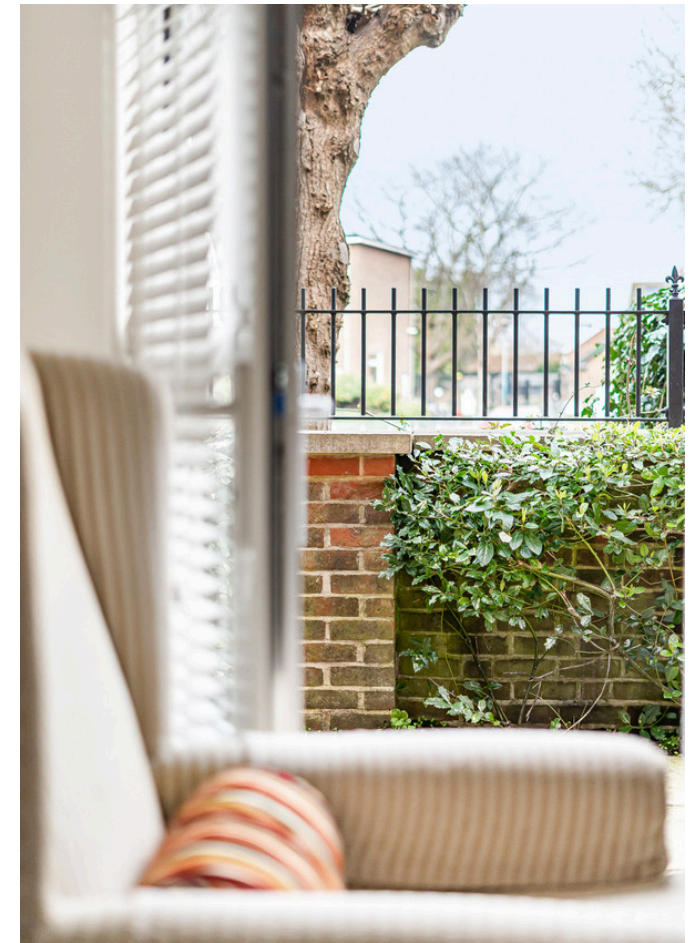
The Property

A beautifully presented ground floor retirement apartment for the over 65s, forming part of the highly sought-after Fleur De Lis development close to Abingdon town centre. Originally the show home, the property has recently been fully repainted and benefits from direct access to a mostly private garden area via French doors from both the sitting room and the main bedroom.

The bright and airy accommodation comprises a welcoming entrance hall with fitted bookcase, a modern shower room, a storage cupboard, a well-equipped kitchen with high-quality Miele appliances, and a bright double-aspect sitting room. Unique fully sliding internal doors create a highly versatile space — allowing the adjoining room to be used as an extension of the living area, a separate dining room, or a spare bedroom as required.

Fleur De Lis offers a thriving, active and welcoming retirement community in a convenient setting. Residents enjoy communal events and access to excellent communal facilities including a spacious communal lounge opening to landscaped gardens, a large reception hall, a concierge service, a fabulous guest suite for visitors, a spacious communal lounge opening to landscaped gardens, and the reassurance of a long original lease. Useful communal lock up storage for larger items, like bikes or scooters, is available. A parking space is also available on request.





Key Features

- High-quality apartment situated within one of Abingdon's most sought-after retirement developments
- Low maintenance, secure accommodation with alarm
- Easy access to Abingdon town centre
- Nearby bus routes and pleasant riverside walks along the River Thames
- Vibrant residents' communal facilities and social events
- Remaining Lease - 113 Years / Service Charge £6570.00 / Annum
- EPC Rating C - Council Tax Band D
- Concierge service & Guest Suite for family
- 24 hour pull cord support for reassurance



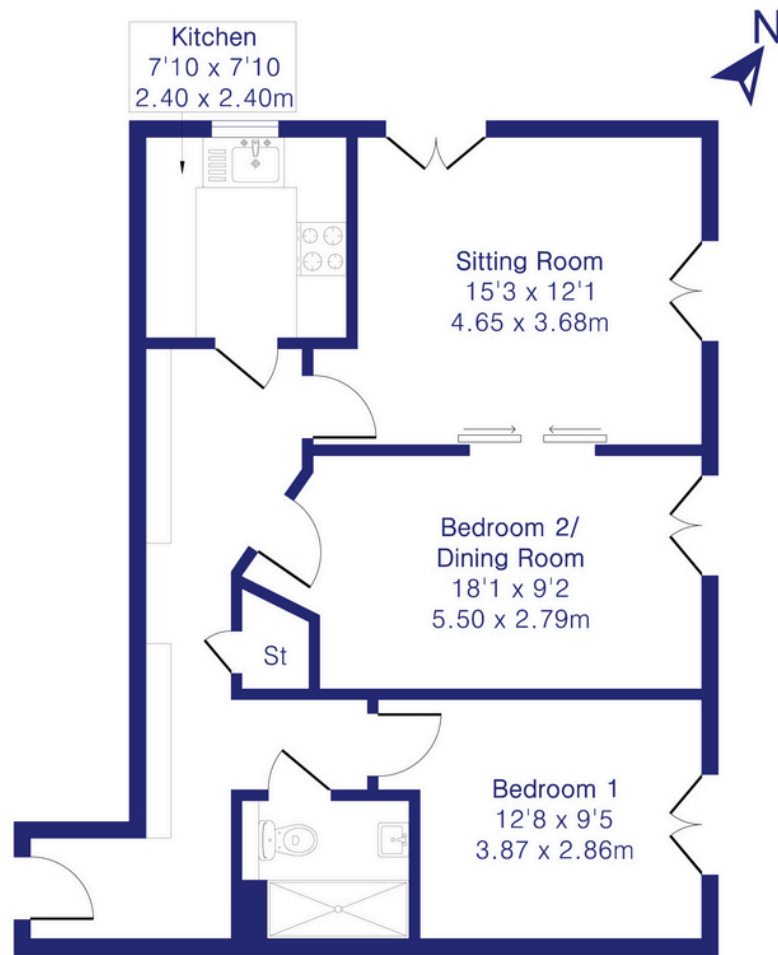
The Location

Fleur De Lis is a desirable retirement development, ideally positioned on Wootton Road within easy reach of the historic market town of Abingdon. The property enjoys a highly convenient setting, with nearby shops, local amenities, and bus routes providing straightforward access to the town centre, where a wider range of facilities, cafés, and riverside walks along the River Thames can be enjoyed. Designed for comfortable and secure retirement living, the development offers a peaceful yet well-connected environment, making it an excellent choice for those looking to enjoy a relaxed lifestyle close to everything the town has to offer.

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric radiator heating.
- Parking: Allocated parking space available on request.
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.



Approximate Gross Internal Area 704 sq ft - 65 sq m



Ground Floor



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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