



**Boxhill Walk, Abingdon, OX14 1HD**

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## Boxhill Walk, Abingdon

Allen and Harris are proud to bring to the market this two-bedroom, first floor maisonette. This property offers its own entrance with stairs leading up to a very spacious entrance hall leading to a light and airy lounge, a modern fitted kitchen, two generous bedrooms and family bathroom. Externally the property has its own rear garden. Other features offer gas central heating. Viewing is essential to see the size and space available in this charming and well refurbished property. This property is situated approx. 0.8 miles to Abingdon town centre which is an ideal location for both families and professionals alike with a large selection of shopping facilities, local schooling provided by a range of both state and private schools, ample leisure facilities and fantastic transport links provided by road via the A34 leading onto either the M4 or M40, rail links via nearby Radley Station and Didcot Parkway with mainline access into London.





Total floor area 69.2 m<sup>2</sup> (745 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](http://www.propertybox.io)

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## Boxhill Walk, Abingdon

- Modern kitchen and bathroom
- Two bedrooms
- Rear garden
- Situated 0.8miles from Abingdon town centre
- Gas central heating
- Own entrance

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 529.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£300,000**



**view this property online** [allenandharris.co.uk/Property/ABI108511](http://allenandharris.co.uk/Property/ABI108511)

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.



Property Ref:  
ABI108511 - 0002



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