



33i West St. Helen Street, Abingdon, OX14 5BL

Guide Price £135,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Newly assigned 999 year Lease with £300 PA Service Charge (includes block insurance)

A neat and tidy, light and airy second floor one bedroom apartment pleasantly and conveniently located in the shadow of St. Helens Church, a few steps away from the heart of Abingdon's town centre.

Approached through an arched access, forming part of, and incorporated within a stylish recent re-development, the appearance of which is enhanced by square paned double glazed sash windows. This particular top floor (Penthouse) residence has a sizeable living area with well fitted and equipped kitchen area off, double bedroom, shower room with white suite.

The property is well presented with high quality fixtures and fittings throughout, all complimented by brand new fitted carpets and re-decoration in a neutral colour scheme.

Material Information

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: None
- Broadband Coverage: Standard 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.





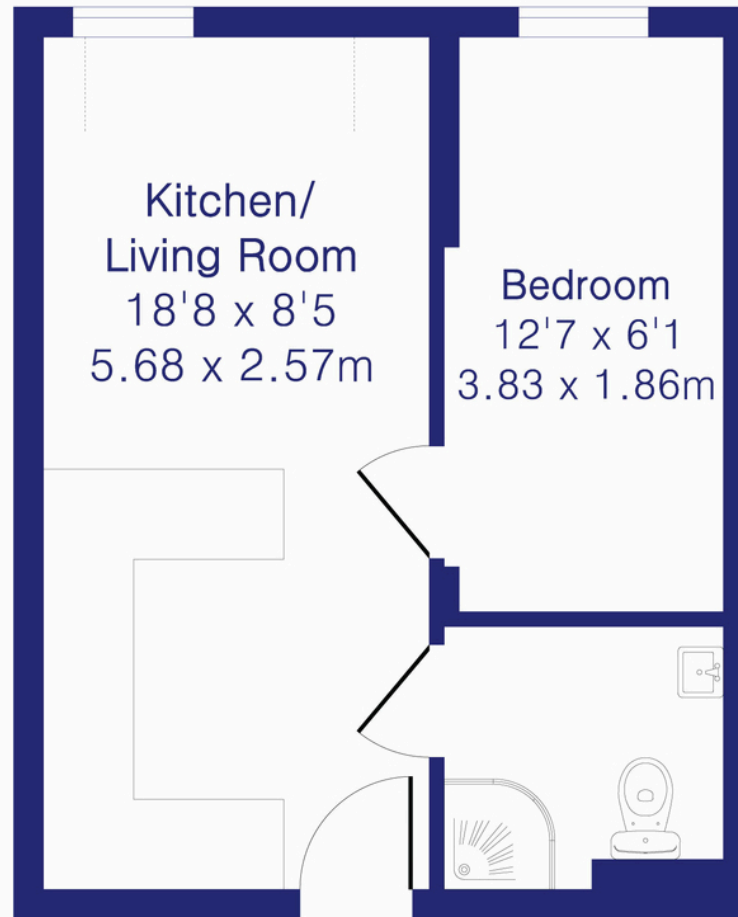
Key Features

- Freehold owned by residents and controlled management company.
- Communal bin store and shared cycle store
- Security entry phone
- No Onward Chain
- Gas central heating (radiators)
- Double glazed windows
- Council tax band: B / EPC Rating: C
- Lease: 999 years from 1st October 2024.
- Annual Service Charge £300 PA – Includes block buildings insurance

The Location

West St.Helen Street is a one-way Street comparing an eclectic range of homes leading up from the river Thames and St.Helens Church for about a quarter of a mile , to a range of shops as it meets with the town centre. This mediaeval town offers a comprehensive range of shopping and recreational amenities, in addition to a thriving café society. Excellent private and state schools catering for all ages are in the immediate vicinity. The nearby A34 connects northbound to Oxford (9 miles) and the M40, southbound to the M4. For commuters, Didcot parkway is within 7 miles and connects to London Paddington in a little as 36 minutes.

Approximate Gross Internal Area 277 sq ft - 26 sq m



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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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