



Ock Mill Close, Abingdon, OX14 1SP

Guide Price £230,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A well-presented and spacious top-floor apartment with two double bedrooms, forming part of a small residential development adjacent to the River Ock.

Situated in a convenient yet tucked-away location, the apartment offers well-proportioned accommodation throughout.

A private entrance hall leads to an open-plan, double-aspect kitchen, living and dining room, providing a generous and light-filled living space.

There are two good-sized double bedrooms and a fitted bathroom. The property benefits from electric heating and Velux windows, all of which have recently been sanded, repainted in grey, fitted with new double-glazed glass and resealed. The front door has also recently been upgraded to improve fire safety in line with the management company's requirements.

Outside, the property enjoys allocated parking, additional visitor parking and well-maintained communal gardens.





Key Features

- Top floor apartment within a small residential development
- Two double bedrooms
- Spacious open-plan double aspect kitchen/living/dining room
- Fitted bathroom
- Electric heating
- Landscaped and well-maintained communal gardens
- EPC Rating:D/Council Tax Band:C
- Allocated and visitor parking
- Service Charge £1420 per annum
- Lease - 151 years remaining (2177)



The Location

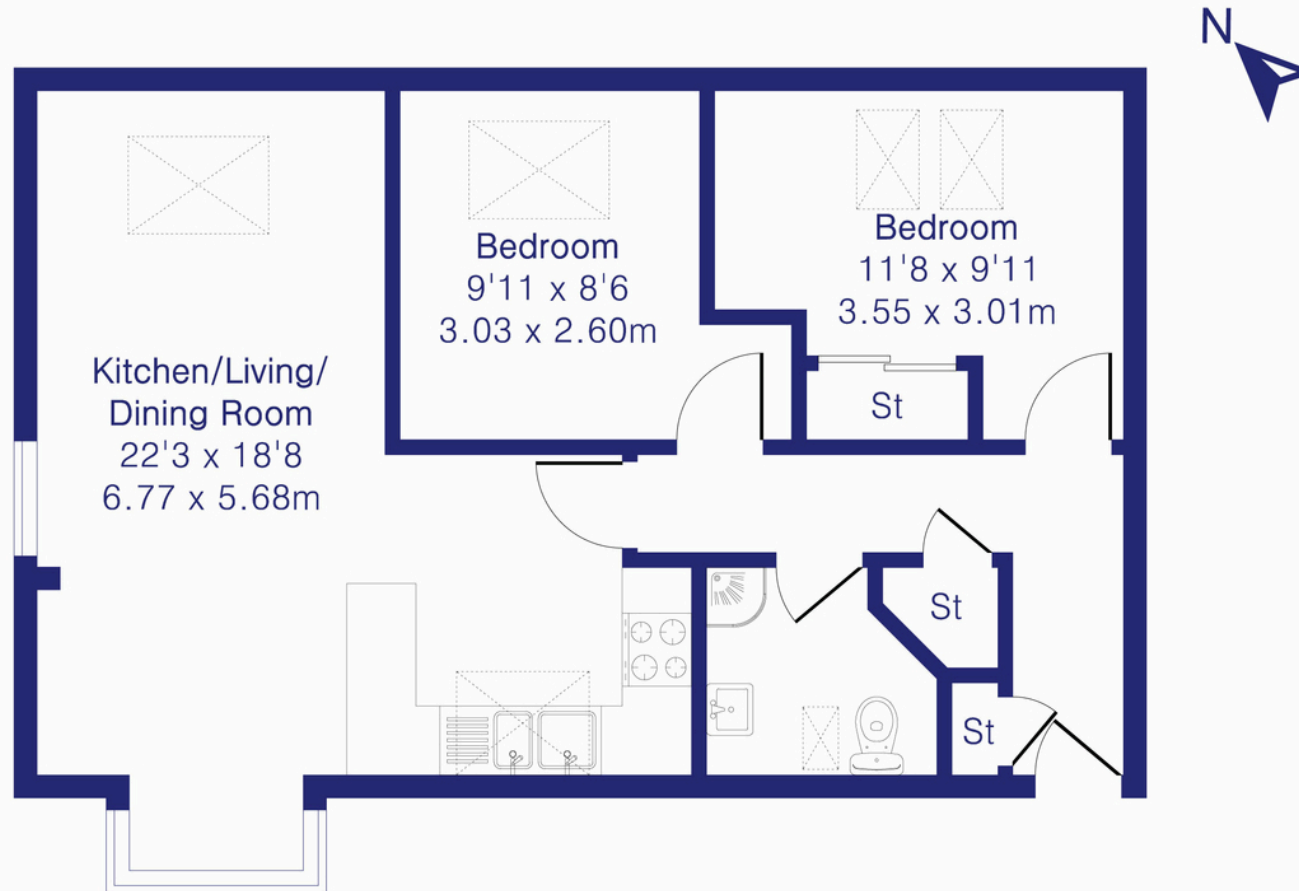
Abingdon-on-Thames, a historic market town in Oxfordshire, is situated along the picturesque banks of the River Thames. Renowned for its rich heritage, the town boasts beautiful architecture, including the impressive County Hall Museum and the remains of the medieval Abingdon Abbey. With a blend of charming old-world character and modern amenities, Abingdon-on-Thames offers a variety of shops, cafes, and restaurants. The town is well-connected, with excellent transport links to nearby Oxford and London, making it a desirable location for both commuters and those seeking a serene riverside lifestyle. Its vibrant community spirit is evident in the numerous local events and festivals held throughout the year, adding to the town's unique appeal.

Some material information to note:

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric heating.
- Parking: Allocated
- Broadband Coverage: Standard/Superfast & Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- For any further information relating to 'The Register of Title' then please contact the estate agent.
- Flood Risk: Low.
- Building Safety / Planning Issues: Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Approximate Gross Internal Area 616 sq ft - 57 sq m



First Floor

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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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