

Connells

Mill Stream Court
Abingdon

# Mill Stream Court
# Abingdon OX14 5XA

for sale guide price
**£25,000**







## Property Description

A well-presented one-bedroom first floor apartment, ideally situated within the popular and conveniently located Mill Stream Court development in Abingdon. Offering a practical and well-proportioned layout, this property is well suited to first-time buyers, investors, or those looking to downsize.

The accommodation extends to approximately 47.6 sq. m (512 sq. ft.) and is accessed via a welcoming entrance hall, providing access to all principal rooms and useful storage. The standout feature of the apartment is the generous dining/reception room (6.79m x 3.25m), offering excellent space for both relaxing and entertaining, with ample natural light creating a bright and comfortable living environment.

Adjacent to the living space is a neatly arranged separate kitchen (2.69m x 2.35m), fitted with a range of units and providing a functional cooking area.

The double bedroom (5.55m x 2.80m) is particularly spacious, offering plenty of room for furnishings and benefiting from fitted storage.

The accommodation is completed by a well-appointed shower room, featuring a shower cubicle, wash basin, and WC.

Further benefits include first-floor positioning, a well-balanced internal layout, and a convenient location close to Abingdon town centre, local amenities, and transport links. One of the areas most popular retirement developments for the over 55s, Mill Stream Court is situated in a quiet no-through location close to nearby delightful Thames-side walks and Abingdon town centre

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Service Charges & Ground Rent

Approx. £4800 a year for Service Charges and £321 every months for

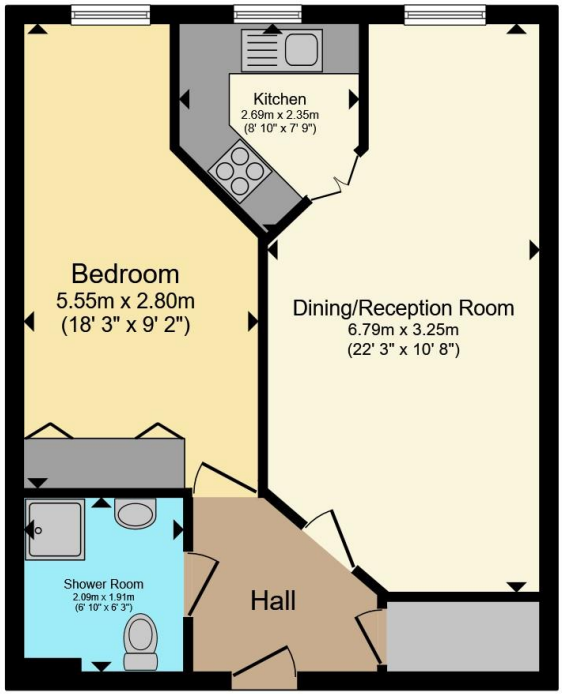
Ground Rent. Please note these charges are approximate and are to be confirmed.

## Aml Fee

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.








**First Floor**

Total floor area 47.6 m² (512 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





To view this property please contact Connells on

**T 01235 555611**
**E abingdon@connells.co.uk**

11 High Street
ABINGDON OX14 5BB

EPC Rating: B

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/ABG305736**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.