



Stert Street, Abingdon, OX14 3JU

Guide Price £250,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Spanning approximately 634 sq ft, the ground floor accommodation has been finished in a crisp, contemporary style with wood-effect flooring and recessed ceiling spotlights throughout the primary living areas. An entrance hall with practical built-in storage leads through to a bright and expansive open-plan reception room, cleverly zoned to accommodate both sitting and dining arrangements. This flows into a modern fitted kitchen equipped with streamlined white gloss cabinetry, dark contrasting worktops, an integrated electric hob and oven, and a raised breakfast bar ideal for informal dining. Both bedrooms are well-proportioned doubles, each benefiting from built-in cupboard storage, and are served by a sleek, fully tiled three-piece shower room fitted with a generous glazed shower cubicle, pedestal wash hand basin, and low-level WC.

Forming part of an established residential development converted into apartments in 2015, the property enjoys direct access from the main sitting room out onto an enclosed patio/terrace area—providing an easily maintained spot for a bistro table, chairs, and potted plants.





Key Features

- Bright, open-plan living and dining space
- Contemporary fitted kitchen with integrated oven, hob & breakfast bar
- Direct access to enclosed outside patio/terrace
- Two well-proportioned double bedrooms
- Built-in storage cupboards to hall and bedrooms
- Sleek three-piece shower room with walk-in cubicle
- Excellent first-time buy or turnkey investment opportunity
- EPC Rating B - Council Tax Band C
- 999 year lease from 1st Jan 2015 - Annual Service Charge £1680.79



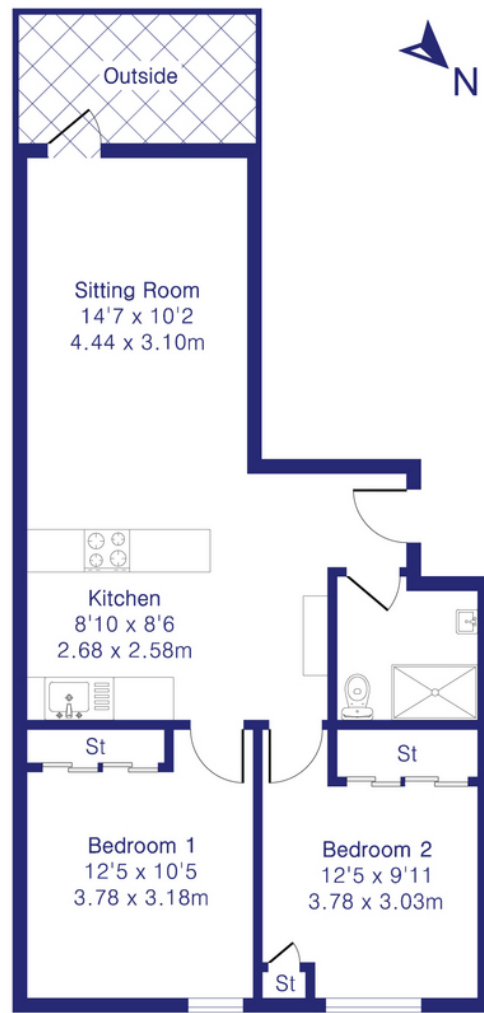
The Location

Superbly positioned right in the heart of historic Abingdon, Publishing House on Stert Street offers the very best of town-centre living, with a vibrant selection of cafes, independent shops, Waitrose, and riverside walks through Abbey Gardens to the Thames just moments away. Highly convenient for commuters, the apartment benefits from frequent direct bus connections into central Oxford practically on the doorstep, rapid road links via the A34 to the M4 and M40, and effortless access to major employment hubs including Milton Park and Culham Science Centre.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has no parking. The government portal generally highlights this as a low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 634 sq ft - 59 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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