



13 Philips Court Lombard Street, Abingdon, OX14 5EY

Guide Price £185,000 Leasehold

THOMAS
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SALES LETTINGS



The Property

A wonderfully presented and recently renovated one-bedroom ground-floor apartment, ideally situated in the heart of Abingdon Town Centre.

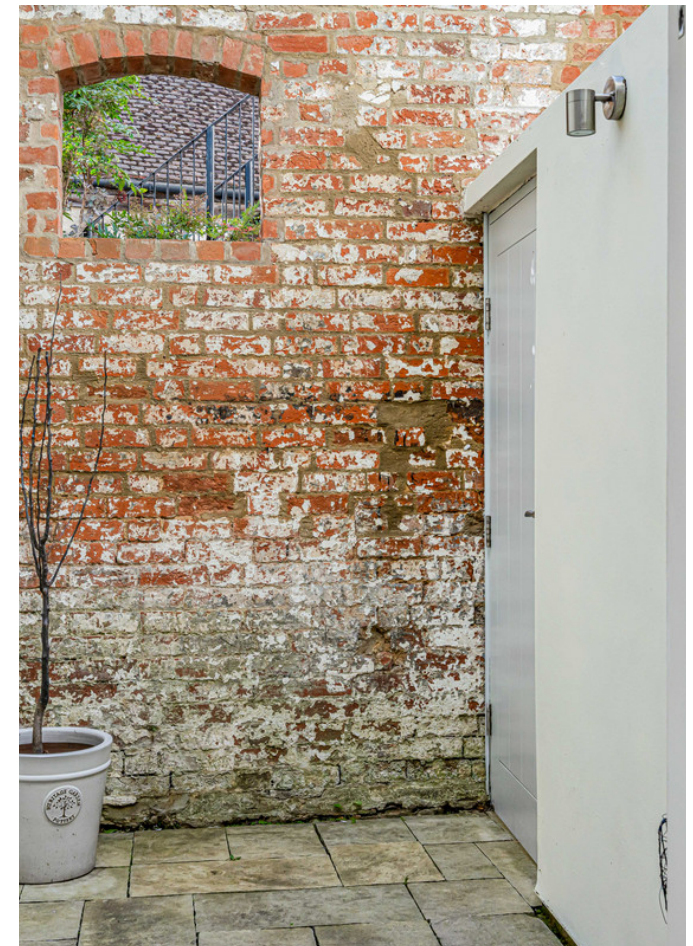
Positioned just off Lombard Street, this charming apartment combines period features with a stylish, contemporary finish and offers surprisingly generous accommodation throughout.

The property has undergone a thorough programme of improvements, including a newly fitted bathroom suite, newly plastered ceilings, spotlights throughout and updated electrics.

The kitchen/dining room is a particular highlight, featuring a large island with ample storage and integrated appliances, creating a practical and sociable space. The generously sized bedroom benefits from its own recently modernised en-suite bathroom.

Externally, the apartment enjoys its own private courtyard, ideal for outdoor seating or entertaining. The complex also benefits from a shared garden area with a large, privately positioned patio, providing an additional outdoor space to enjoy.





Key Features

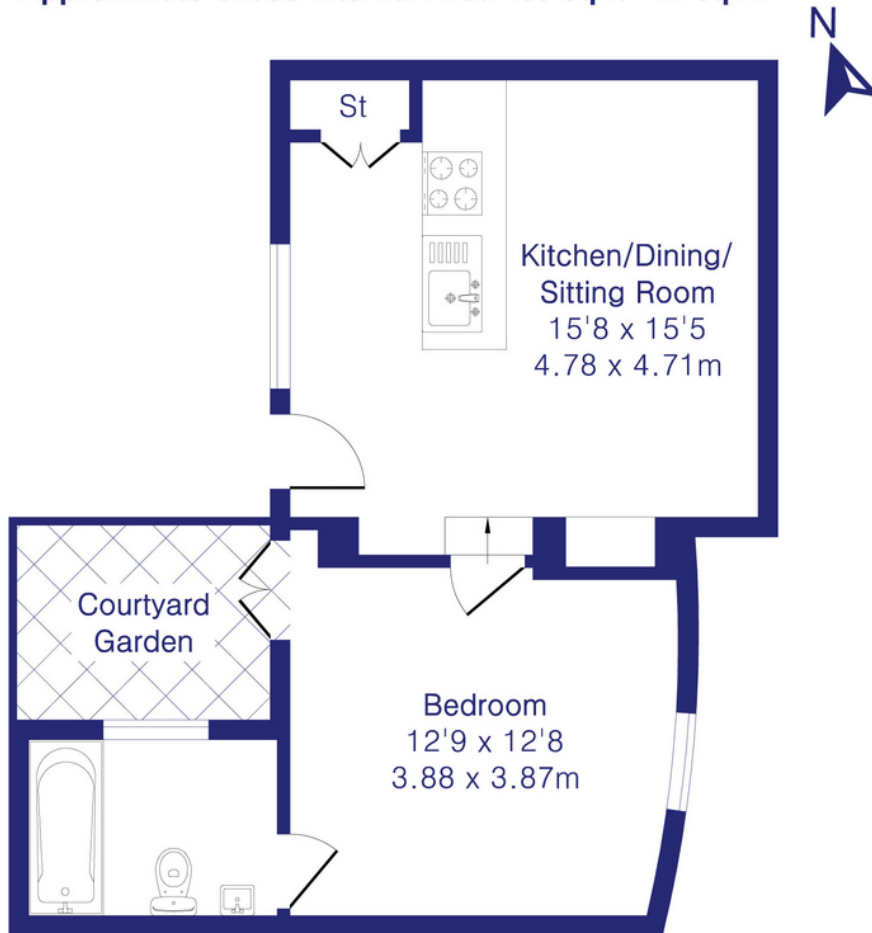
- Prime Abingdon Town Centre location
- Recently renovated throughout
- Charming period features
- Spacious and versatile accommodation
- Private courtyard and access to a shared garden with patio
- Shared laundry room
- Service charge: £2481
- Lease length: 101 years

The Location

The property is ideally positioned for access to a wide range of independent shops, cafés, restaurants, pubs and everyday amenities, many of which are just a short walk away. The nearby Market Place and historic town centre offer a charming blend of traditional architecture and modern conveniences. Abingdon's picturesque riverside walks, parks and open spaces are also within easy reach, providing excellent opportunities for outdoor recreation and relaxation.

For commuters, the town offers convenient access to Oxford, Didcot and surrounding areas, with road links connecting to the A34 and wider motorway network. Regular bus services also provide links to Oxford and neighbouring towns.

Approximate Gross Internal Area 439 sq ft - 41 sq m



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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Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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