



12 Anna Pavlova Close, Abingdon OX14 1TE



## 12 Anna Pavlova Close

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Impressive three-bedroom apartment, offering 827 sq ft of well presented accommodation within this small select development close to many nearby amenities, sold with no on-going chain.

Anna Pavlova Close is a small select development offering easy pedestrian access to many nearby amenities including the delightful Albert Park, excellent schooling and thriving town centres many amenities. There are several nearby bus stops combined with a quick route onto the A34 leading to many important destinations both north and south. Useful distances include Abingdon town centre (circa. 2 miles), Didcot town (circa 8 miles) and Oxford city centre (circa 6 miles).

Bedrooms: 3 Bathrooms: 2 Reception Rooms: 1

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C





## Key Features

- Secure ground floor communal entrance with stairs rising to an inviting entrance hall with tall storage cupboards off
- Exceptional double aspect living room featuring an attractive fireplace and floor to ceiling double glazed windows with doors opening onto a Juliet balcony, providing elevated views over the gardens
- Stylishly refitted kitchen/dining room offering an excellent selection of floor and wall units complemented by several built-in electrical appliances
- Spacious double bedroom benefiting from en-suite bathroom facilities
- Two further spacious bedrooms complemented by contemporary family shower room with stylish white suite
- Attractive mature communal gardens and two allocated/visitors parking facilities
- Mains gas radiator central heating (recently replaced energy efficient gas boiler), replacement uPVC double glazed windows and the property is not overlooked and is sold with no ongoing chain
- Excellent lease with 971 years remaining. There is no ground rent and the service charges are £398.43 quarterly.

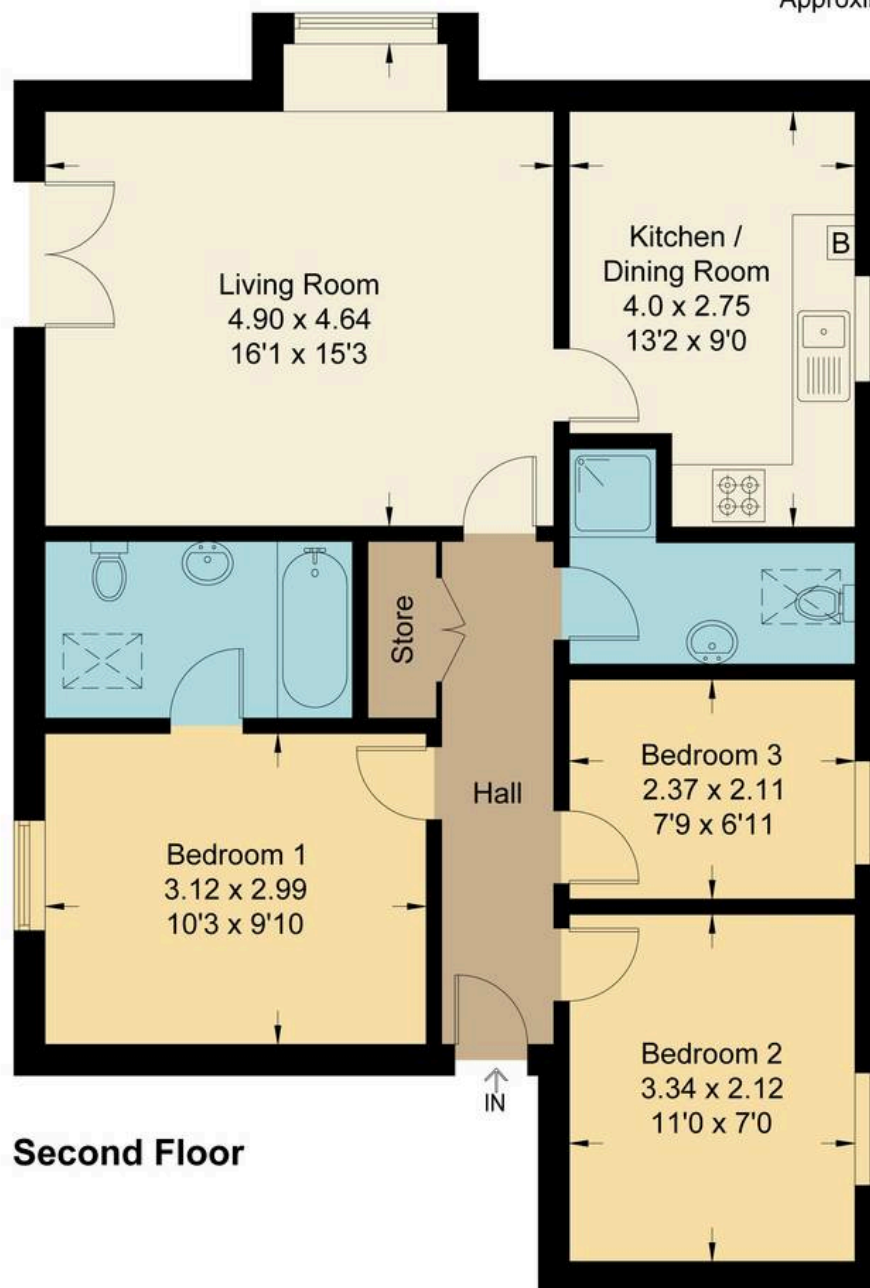




# Anna Pavlova Close, OX14

Approximate Gross Internal Area = 76.80 sq m / 827 sq ft

For identification only - Not to scale



**Second Floor**

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