



The Courtyard Lombard Street, Abingdon, OX14 5FG  
Guide Price £265,000 Leasehold

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SALES LETTINGS

## The Property

This stunning period building has been thoughtfully converted to offer spacious residential apartments, showcasing modern living alongside charming original features. High ceilings, floor-to-ceiling windows, and patio doors create bright, airy interiors, while residents also benefit from allocated parking, shared communal gardens, and a private gated courtyard. The apartment is accessed via a shared entrance on the ground floor and opens into a generous open-plan kitchen and living area, where dual-aspect patio doors flood the space with natural light. A hallway leads to two double bedrooms and a well-appointed family bathroom. Both bedrooms enjoy direct access to the communal gardens via patio doors, providing a seamless indoor-outdoor feel. Perfectly positioned, the property is just moments from Abingdon town centre and the River Thames. Excellent transport links offer direct connections to Oxford, Didcot Parkway, and nearby villages, making it ideal for commuters. With pubs, cafés, eateries, and local shops all within walking distance, this home combines convenience with charm in a sought-after location.

### Material Information to note:

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric (Economy 10 Meter) • Parking: Allocated
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: Shared entrance and stairwell. Shared communal outside space.
- Building Safety / Planning Issues: None known. 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.





## Key Features

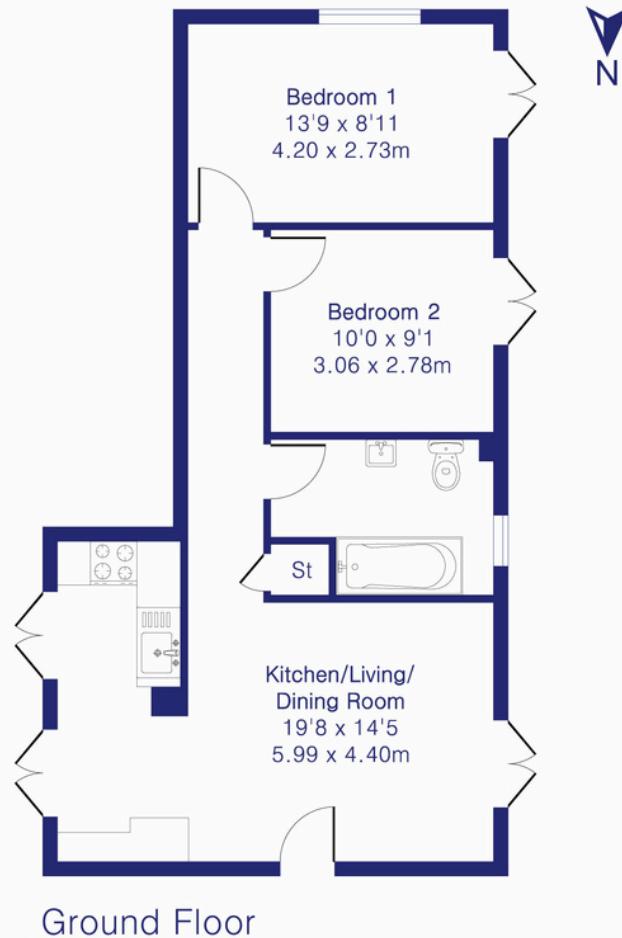
- Ground floor, two bedroom apartment in Town Centre
- Walking distance to local amenities, including public transport, shops, pubs, cafes
- Two double bedrooms with direct access to communal gardens
- Large open plan Kitchen/Dining space
- Period building with key features including high ceilings and floor to ceiling patio doors
- Allocated parking and private entrance into communal courtyard
- Lease length: 109 years / Ground rent: £150pa Service charge: £1527 /
- EPC: F (The property may qualify for an EPC exemption)

## The Location

Abingdon Town Centre offers a wide range of local amenities, including independent shops, cafés, restaurants, and supermarkets, all within easy reach. The town is well served by regular bus routes providing direct access to Oxford, while Didcot Parkway station is a short drive away for fast mainline services to London and the West. The River Thames runs through the town, with riverside walks, green spaces, and leisure facilities close by, making it a practical and well-connected place to live.



## Approximate Gross Internal Area 605 sq ft - 56 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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