



Oliver
James



George Morland House,
Coopers Lane,
Abingdon, OX14 5GA

**Offer in excess of
£350,000**

Description

An exceptional duplex apartment with over 1400sq ft of space in one of Abingdon's most coveted developments, the award-winning and historic Morland Brewery development. Located within the original Morland brewery building, the apartment retains period features and offers an abundance of character and plenty of space.

Accessed via a shared entrance, with stairs leading to the second floor the property has a spacious reception hall which leads into the 32ft open plan and generous sitting/dining room which in turn leads into the kitchen. The remainder of the ground floor comprises a cloakroom and a staircase to the first floor. Upstairs are three bedrooms with the principal bedroom featuring an en-suite shower room and built-in double wardrobe, as well as a family bathroom.

Central heating is gas to radiators and there are integrated appliances within the kitchen and the property has views across to the Church of St Helen's. Immediately outside is an allocated parking space and access to the communal gardens. Visitor parking is available.





Location

The property is situated just off the town centre in the historic Abingdon Brewery development, a short walk to the town centre shops and the river Thames.

The market and riverside town of Abingdon is situated c.6 miles from the city of Oxford and within the town there are excellent shopping and leisure facilities.

Numerous well regarded state and private schools are close by, plus Frilford Heath and Drayton golf courses.

Within easy reach is Didcot Station (c.8 miles) where London (Paddington) is reachable in 35 minutes.

Agent Notes

The property is leasehold with a 125 year lease from 01.03.2001 and situated on the second floor of the building.

Ground Rent (reviewable) £250 p/a rising to £500 p/a from 01.03.2026. Service charge £2079 p/a.

Mains gas, water, drainage and electricity. The property has not flooded in the last 5 years.



For further information, please contact:

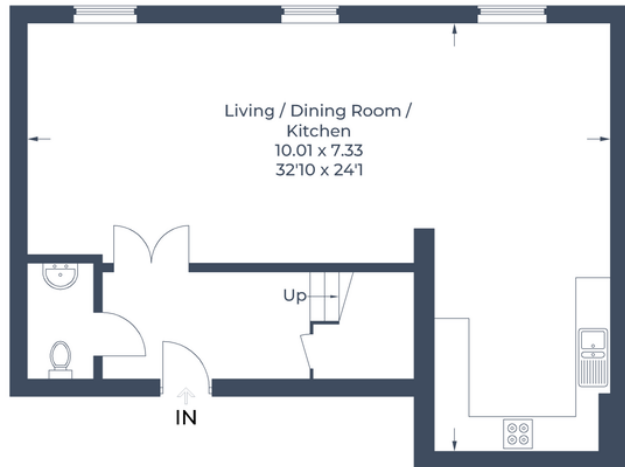
Abingdon Office

www.oliverjamesproperty.com

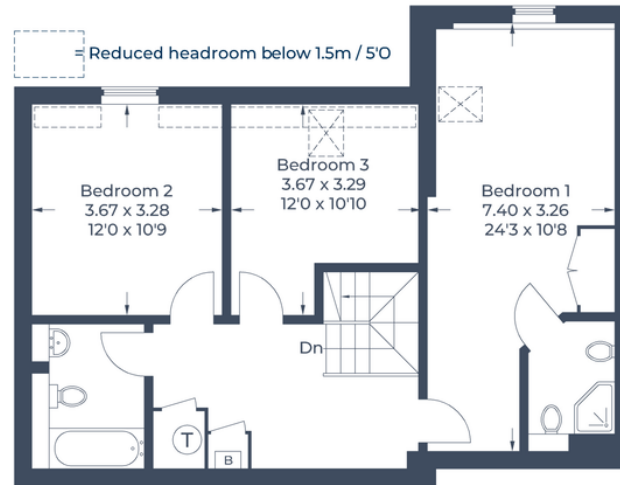
E: abingdon@oliverjamesproperty.com

T: 01235 555007

Approximate Gross Internal Area
Ground Floor = 66.1 sq m / 711 sq ft
First Floor = 67.2 sq m / 723 sq ft
Total = 133.3 sq m / 1,434 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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