



Oliver
James



5 Southmoor Way,
Abingdon, OX14 1BP

£175,000

Description

Situated just off Larkhill Road in North Abingdon a spacious first floor apartment offering 611 sq ft of living space.

The property features two double bedrooms and a 16ft reception room with a separate kitchen.

Electric heating and double glazing are present at the property.

A Short walk to local shops and Wootton Road bus stops.

End of Chain Sale.





Location

The property is situated on the northern side of the market and riverside town of Abingdon which in turn is situated c.6 miles from the city of Oxford.

Within the town there are excellent shopping and leisure facilities with numerous well regarded state and private schools 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

. The North Access to the A.34 is only 1.5 miles away. The local area has a comprehensive range of secondary and primary schools.

Local shop within a short walk would be a Tesco Express.

Agent Notes

The property is leasehold with a 990 years remaining and situated on the first floor of the building.

Service charge £1252 p/a.

Council Tax banding A and the EPC rating C. Mains water, drainage and electricity are connected.

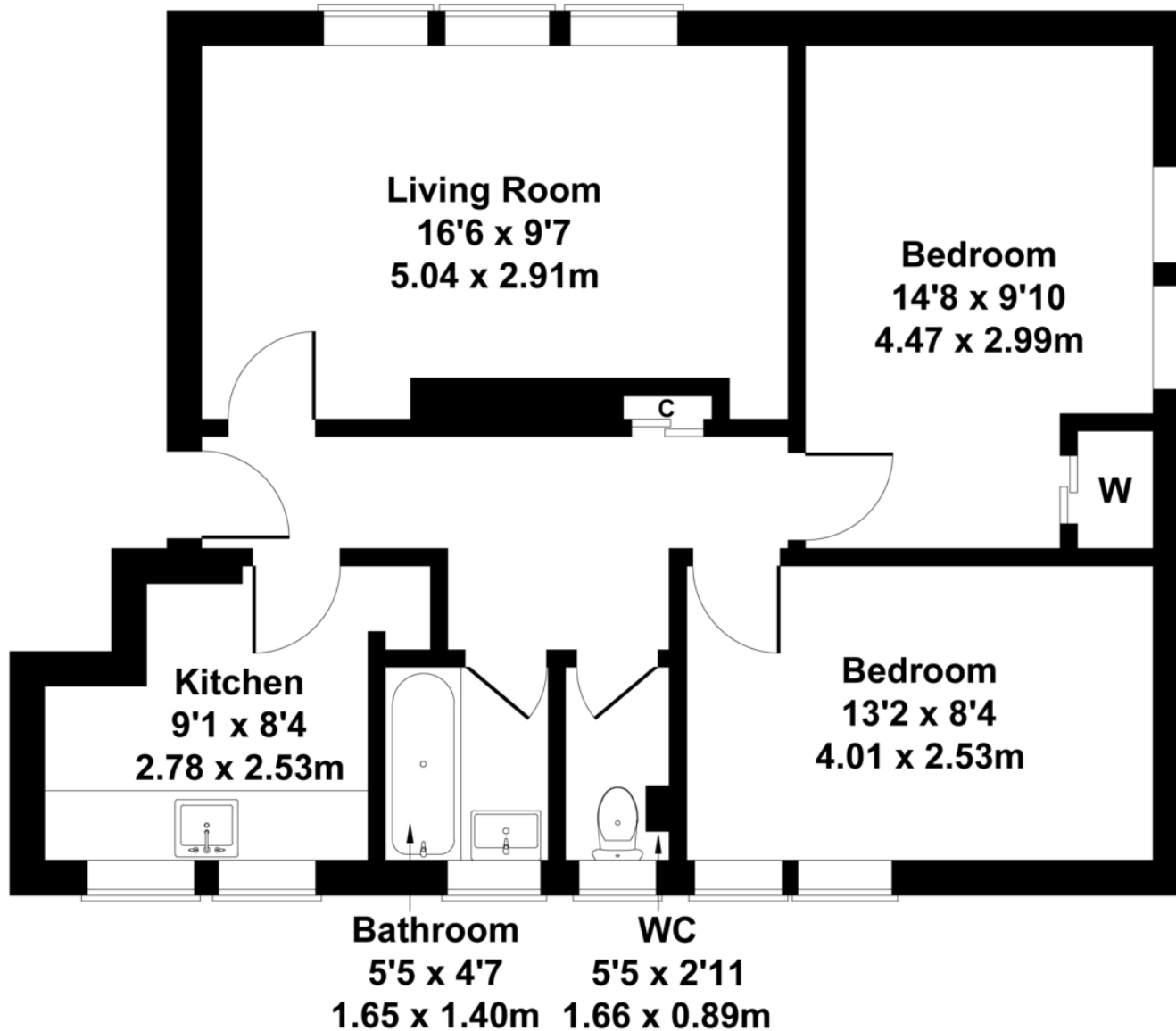
We have no available information to report on flood history on this property from the seller.

Property is sold as seen.



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Approximate Gross Internal Area
611 sq ft - 57 sq m



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For further information, please contact:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.