



PUDSEY CLOSE
7.5.8 10.506
DISTRICT ONLY

Oliver
James



10 Pudsey Close, Abingdon, OX14 5TG

£179,950 Leasehold

Description

A spacious first floor duplex apartment offering 897 sq ft of living space.

The property is situated on the first and second floor of the building and benefits from two bedrooms, a large reception room, separate kitchen, cloakroom and a wet room and two bedrooms on the top floor.

There is a west facing balcony accessed from the reception room, small garden and outside store.

The property is double glazed but requires updating throughout.

The main photograph shows the whole block, number 10 is located on the far side.





Location

The market and riverside town of Abingdon is situated 6 miles south of Oxford on the west bank of the river Thames. The A.34 links Abingdon with Oxford to the North and Didcot to the south both providing railway links to London Paddington (approximate journey time 35 minutes from Didcot).

The town has a comprehensive range of both independent and state schools and has a range of shops and restaurants while sports and recreation is well catered for in the town, with the purpose-built White Horse Leisure and Tennis Centre, Tilsley Park and the Southern Town Park providing adequate facilities. The property is within walking distance of the town centre, a pleasant riverside walk alongside The Thames.

Agent Notes The property is Leasehold with 990 years remaining on the lease and a service charge of £504.47 p/a.

Mains gas, drainage, electricity and water are connected.

Council Tax is band C with Vale White Horse DC and the EPC Rating is C.

The property has no feedback from the seller on flood history to be able to report.

Covenants exist on extending the property, ask agent for further details.

The property is purchased as seen.



For further information, please contact:

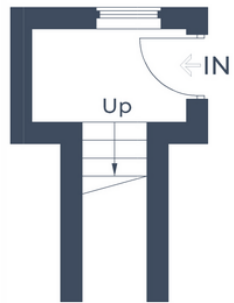
Abingdon Office

www.oliverjamesproperty.com

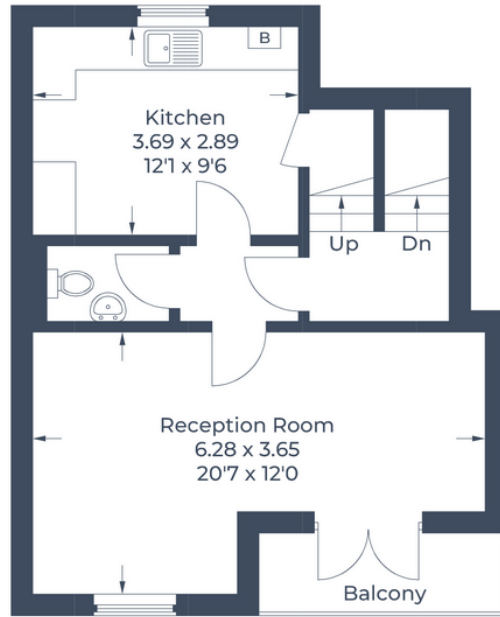
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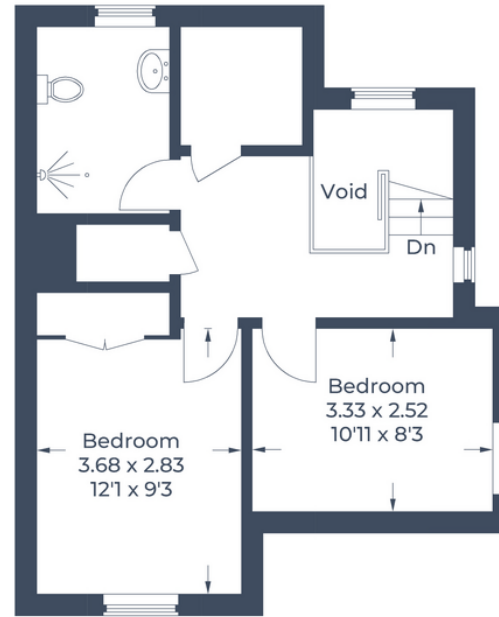
Approximate Gross Internal Area
Ground Floor = 3.7 sq m / 40 sq ft
First Floor = 41.5 sq m / 447 sq ft
Second Floor = 38.1 sq m / 410 sq ft
(Excluding Void)
Total = 83.3 sq m / 897 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 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.