



30 Ock Street, Abingdon OX14 5BZ

**Hodsons**  
...your move, our passion







## 30 Ock Street

---

Impressive and very spacious two bedroom ground floor apartment, situated within the heart of the thriving town centre offering many features including 20' living room and 15' master bedroom with en-suite shower room complemented by allocated parking facilities approached from the rear and an excellent 976 year lease.

### Location




30 Ock Street is located in the heart of the Abingdon town centre. The property offers all the benefits of a pleasant non-estate location complemented by a short walk to the thriving town centre, which offers a wide range of amenities. There is a quick route onto the A34 leading to many

### Directions what3words – serve.hammer,wage

Directions from Hodsons Estate Agents office in Ock Street: proceed out of the town centre where No. 30 is found a short way down on the left hand side.



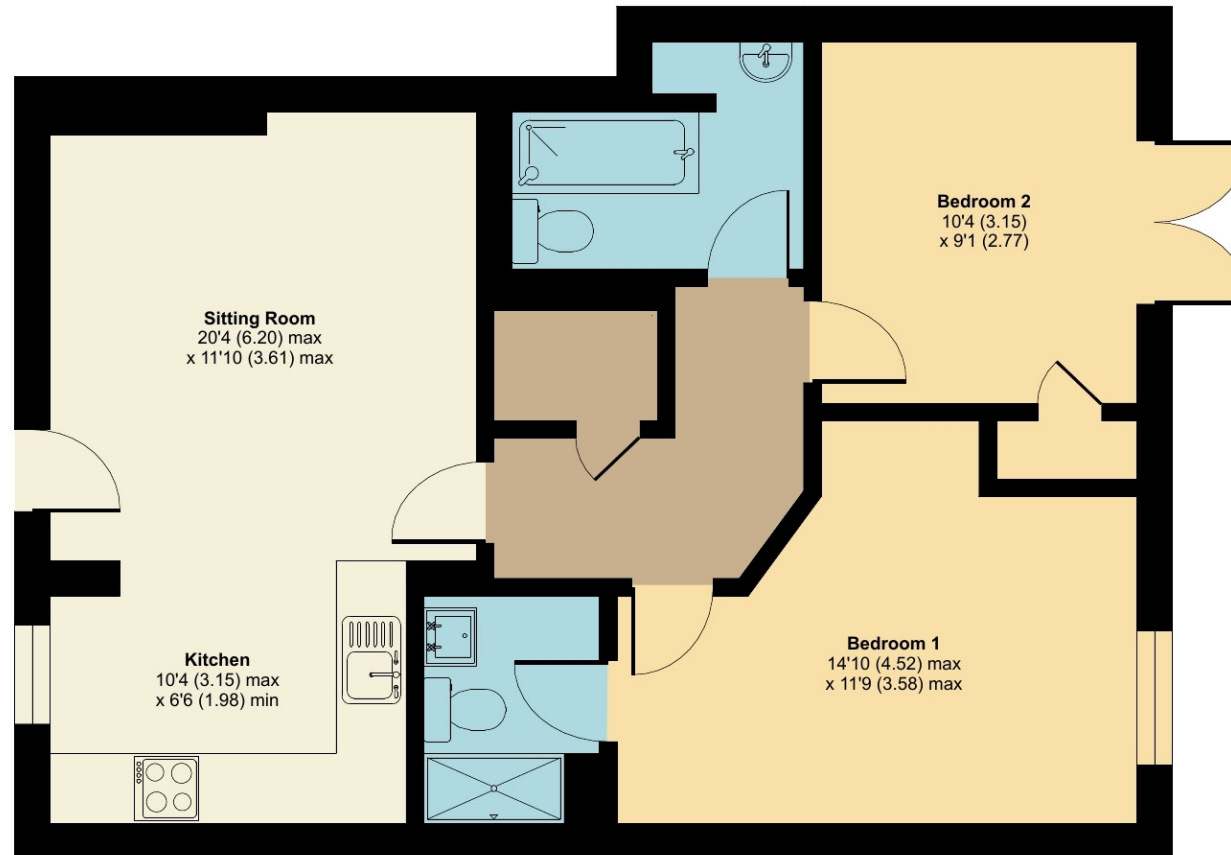
- Private front door leading to impressive 20' living room open plan to well equipped kitchen
- 15' master bedroom with en-suite shower room, bathroom and second double bedroom with double glazed French doors leading to rear courtyard area
- Mains gas radiator central heating and double glazed sash windows
- Allocated parking facilities approached from the rear and adjoining double gates providing alternative pedestrian access to the rear of the property
- Excellent lease with approximately 977 years remaining and the service charge and ground rent charges are approximately £1,954 pa

2		bedrooms	Council tax band	C
1		receptions	Tenure	Leasehold
2		bathrooms	EPC rating	C

# Ock Street, Abingdon, OX14

Approximate Area = 653 sq ft / 60.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hodsons. REF: 1029217

