



Flat 34 Cygnet Court, Abingdon OX14 5ET

Hodsons
...your move, our passion



Flat 34

Spacious and rarely available two bedroom first floor retirement apartment for the over 55's well situated within this extremely popular development with attractive communal gardens and offers easy pedestrian access to nearby delightful riverside walks and the thriving town centre's many amenities, sold with no ongoing chain.

Location




Cygnets Court is situated in a quiet no-through location offering easy pedestrian access to nearby delightful Thames-side walks and Abingdon town centre with its wide range of facilities. There is a quick vehicular route onto the A34 leading to many important destinations north and south.

Directions what3words – scar.singer.files

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road, At the roundabout turn left onto the Caldecott Road. Proceed across the following roundabout and take the fourth turning on the left hand side onto Mill Paddock which in turn leads onto Cygnets Court.



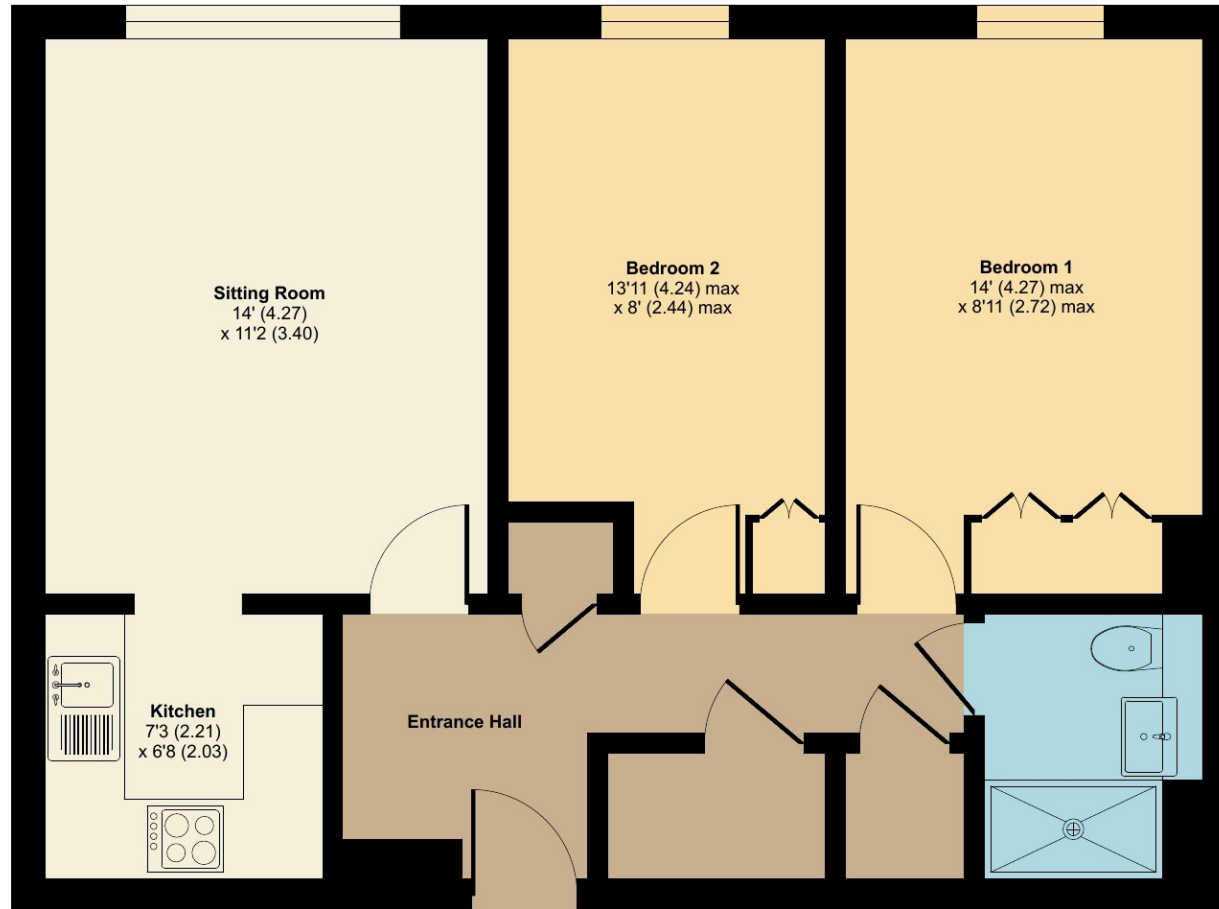
- Secure ground floor entrance leading to entrance hall and resident house manager
- Delightful living room with elevated double glazed windows providing attractive view over the communal gardens and the river Ock
- Large main bedroom with fitted double wardrobe cupboards
- Second double bedroom with fitted wardrobe cupboard complemented by recently refurbished bathroom
- PVC double glazed windows, electric storage heating, security pull down cord system throughout and the property is sold with no ongoing chain
- Allocated and visitor parking facilities complemented by large and attractive communal gardens providing very pleasant seating areas
- Large ground floor communal living room, guest room and washing/drying facilities

| | | | | |
|---|---|------------|------------------|-----------|
| 2 |  | bedrooms | Council tax band | D |
| 1 |  | receptions | Tenure | Leasehold |
| 1 |  | bathrooms | EPC rating | B |

Cygnets Court, Caldecott Road, Abingdon, OX14

Approximate Area = 617 sq ft / 57.3 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hodsons. REF: 1077564

