



27 Cygnet Court, Caldecott Road Abingdon OX14 5ET

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## 27 Cygnet Court

Well presented two bedroom first floor retirement apartment forming part of this extremely popular retirement development suitable for the over 55s, offering easy pedestrian access to nearby delightful countryside walks and the thriving town centre's many amenities, sold with no on-going chain.

### Location



Cygnet 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

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 Cygnet Court.



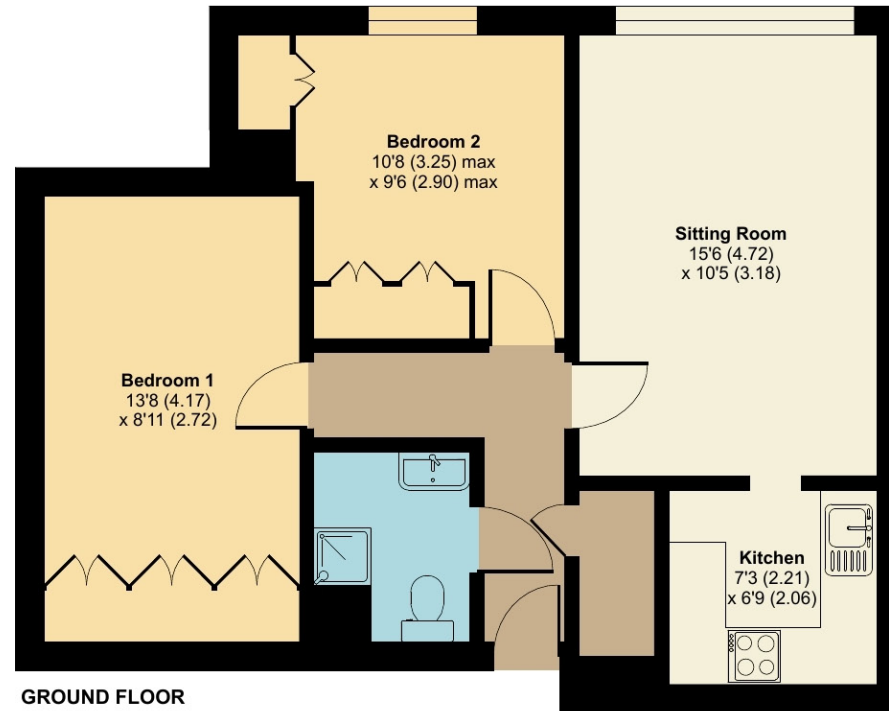
- Secure ground floor entrance with lift or stairs rising to top floor
- Entrance hall leading to delightful living room offering attractive views over the communal gardens
- Well-equipped kitchen
- Two double bedrooms both benefitting from built-in wardrobe cupboards and attractive views over the communal gardens
- Separate shower room
- Electric storage heating, double-glazed windows and the property is sold with no on-going chain
- 90 years remaining on the lease and the service charge is £2292 every 6 months and ground rent is £304 every 6 months
- Features include large communal living room, allocated/visitors parking facilities and large and attractive communal gardens

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

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Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hodsons. REF: 910479

