



1 Caldecott Chase, Abingdon OX14 5GZ

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1 Caldecott Chase

Spacious modern one bedroom ground floor maisonette, benefitting from its own private front door, well situated on the edge of this popular development offering easy access to the thriving town centres many amenities, sold with no ongoing chain.

Location

1 Caldecott Chase forms part of this very popular mews development situated only a short walk from nearby good schooling, delightful Thames-side walks and the thriving town centre's many amenities. There is a short drive onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 10.1 miles) and Didcot with its mainline railway station to London Paddington (circa. 7.7 miles).

Directions what3words – snowmen.timeless.until

Leave Abingdon town centre using Ock Street. Turn left at the mini-roundabout onto the Drayton Road then left at the following roundabout onto Caldecott Road. Turn right at the following mini-roundabout onto Blacknall Road and right onto Caldecott Chase, where No. 1 is the first property found on the left hand. Please note that the private parking space is found by taking the next turning on the left hand side, to the rear of the property.



- Entrance hall leading to impressive double aspect living room with double glazed French doors leading to communal gardens
- Well equipped kitchen offering an excellent selection of floor and wall units complemented by many built in electrical appliances
- Double bedroom with large bay window and built in wardrobe cupboards
- Re-fitted shower room with contemporary white suite
- PVC double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Rear communal garden which in turn leads to private parking space approached from the rear
- The property benefits from approximately 980 years remaining on the lease and the ground rent and service charges are approximately £620 pa

1  bedrooms

Council tax band B

1  receptions

Tenure Leasehold

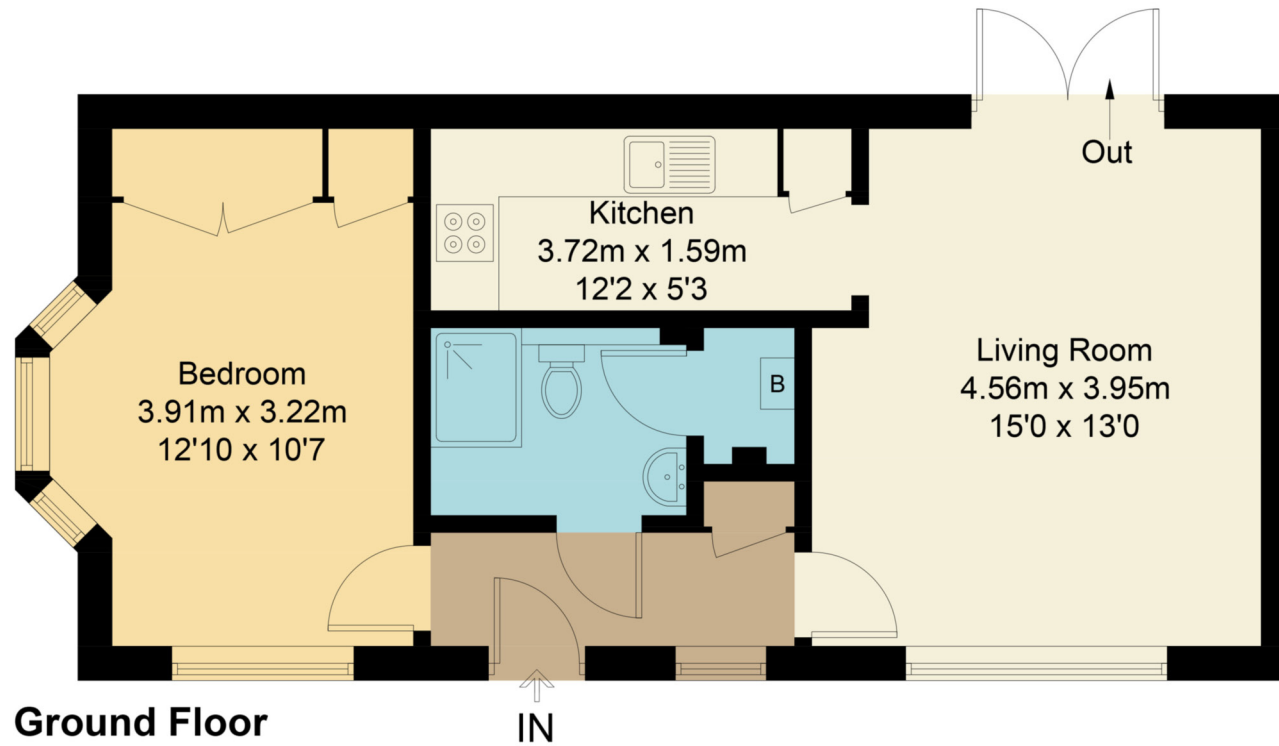
1  bathrooms

EPC rating C



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Approximate Gross Internal Area = 47.2 sq m / 508 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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