



42 Penlon Place, Abingdon. OX14 3QQ

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42 Penlon Place

Large superbly presented two double bedroom top floor apartment featuring 729 sq ft of superbly presented accommodation, combined with an excellent extended lease, situated within this select town centre development offering easy pedestrian access to many nearby amenities.

Location

Penlon Place is a very popular modern development located within the heart of the thriving town centre offering easy pedestrian to many nearby amenities. The property is within a short drive of the A34 leading to many important destinations north and south. Useful distances include Radley railway station (circa. 2.3 miles), Didcot town (circa. 8.2 miles) and Oxford city (circa. 6.3 miles).

Directions what3words – flock.appear.courier

Leave Abingdon town centre using Stratton Way and keep left onto The Vineyard. Turn right at the mini-roundabout onto the Radley Road. Take the next turning on the right onto Penlon Place. Proceed onto Penlon Place where the property is situated some way down on the left hand side, found in numerical order.



- Secure ground floor entrance leading to large and inviting entrance hall with useful storage cupboards off
- Impressive 21' open-plan living room/dining room
- Well-equipped kitchen offering an excellent selection of floor and wall units complemented by many built-in electrical appliances
- Two double bedrooms complemented by bathroom with white suite
- Double-glazed windows, mains gas radiator central heating (recently replaced efficient condensing gas boiler) and the sellers are purchasing a brand new property, clearly putting the end of chain in sight
- Communal gardens and allocated parking facilities
- Excellent recently extended lease with 170 years remaining and the current service charges are £84.13 per month

2  bedrooms

1  receptions

1  bathrooms

Council tax band C

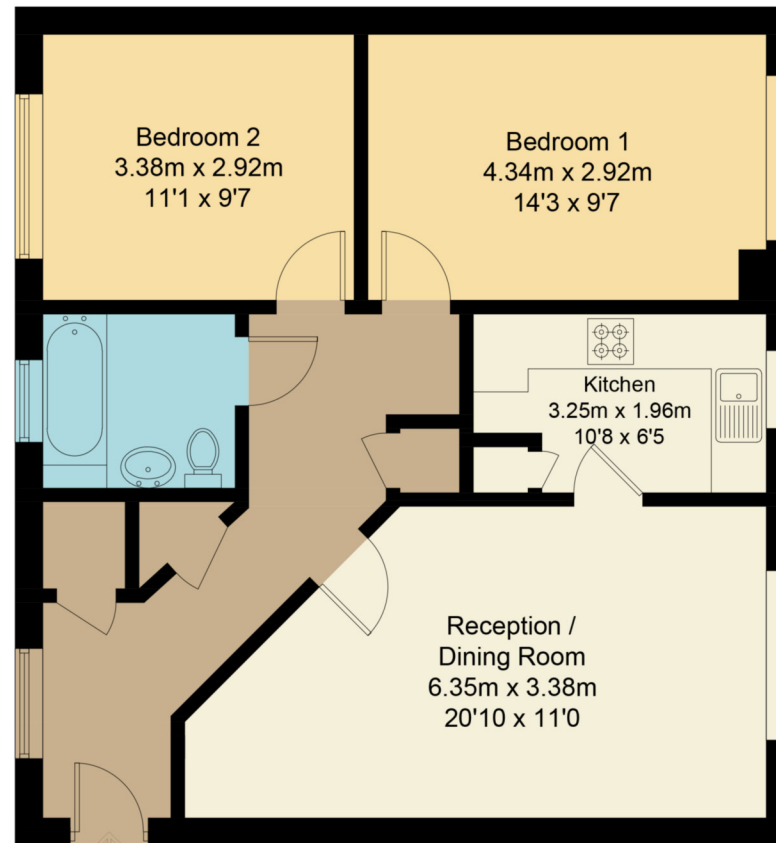
Tenure Leasehold

EPC rating C



Penlon Place, OX14

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft



IN
Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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