



Flat D, 174 Wootton Road Abingdon OX14 1JZ

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Flat D

Four high quality apartments forming part of this small, select non-estate development completed to provide stylish accommodation throughout complemented by allocated parking with an excellent lease remaining.

Location

These new apartments are situated in a desirable non-estate location offering easy pedestrian access to two nearby newsagents/convenience stores and are within a short walk of the thriving town centre's many amenities. There is easy access to nearby bus stops and the A34 leading to many important destinations north and south. Useful distances include Abingdon town centre (circa. 1.3 miles), Radley railway station (circa. 3 miles) and Oxford city centre (circa. 9.5 miles).

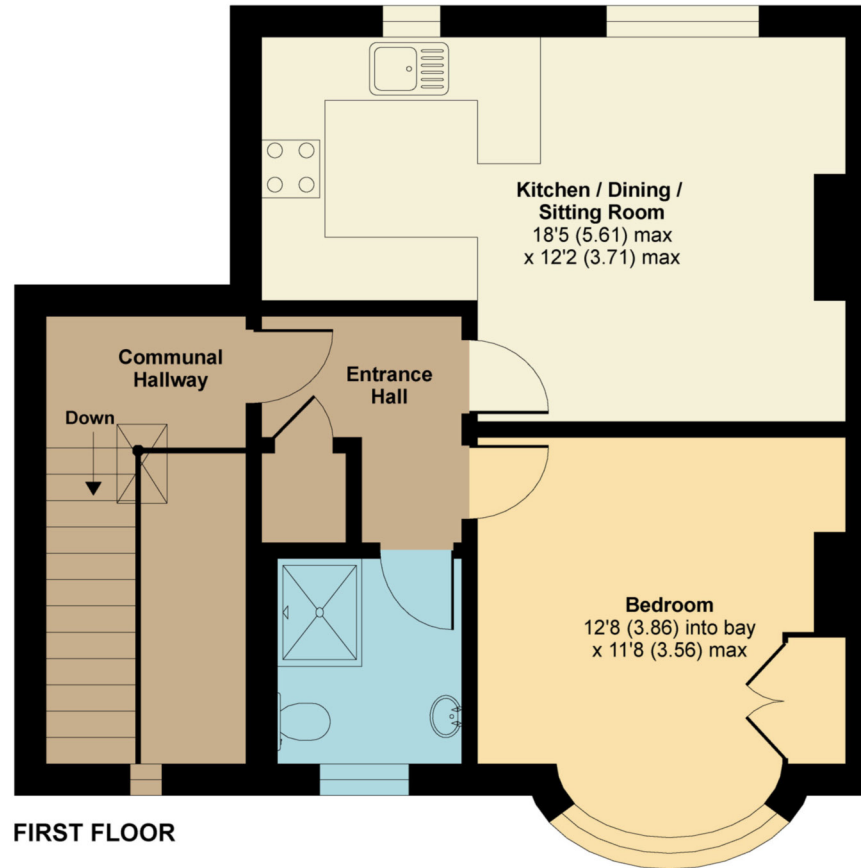
Directions what3words – given.jumpytunnel

Leave Abingdon town centre using Stratton Way and take the first turn on the left hand side onto Bath Street. Proceed across the mini-roundabout onto the Wootton Road. No. 174 is found on the left hand side, clearly indicated by the 'For Sale' board. The allocated parking facilities are accessed by taking the left turning onto Evelyn Road where they are found immediately on the right hand side.



- Secure ground floor communal entrance leading to first floor landing and entrance hall
- Fabulous kitchen featuring a stylish selection of floor and wall units complemented by many integrated appliances open-plan to a spacious dining/sitting room
- Spacious double bedroom with fitted double wardrobe cupboards and a large and attractive double-glazed bay window complemented by a stylishly fitted shower room with white suite
- Mains gas radiator central heating and double-glazed windows
- Allocated parking facilities and large bicycle/bin store
- Desirable non-estate location close to nearby amenities

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



FIRST FLOOR

Flat D, Wootton Road, Abingdon, OX14

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 434 SQ FT 40.3 SQ METRES (EXCLUDES COMMUNAL HALLWAY)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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