



Flat 8, Fleur de Lis, Wootton Road OX14 1JA

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## Flat 8

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Impressive and very spacious one bedroom ground floor retirement apartment, suitable for the over 65's, forming part of the highly sought after Fleur de Lis complex, well situated on the edge of Abingdon town centre, offering superbly presented accommodation throughout and benefitting from delightful 15' double bedroom with built in wardrobe cupboards and large open plan living room/ dining room both benefitting from double glazed French doors leading to attractive communal gardens, sold with no ongoing chain.

### Location

Flat 8 is well-situated in the highly sought after Fleur de Lis retirement complex, benefiting from attractive views over the communal rear gardens. The property is located only a short walk from the centre of the thriving market town of Abingdon which includes an excellent range of amenities complemented by delightful riverside walks. There is a quick vehicular route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles).

### Directions

Leave Abingdon town centre using Stratton Way and take the first left onto Bath Street. Proceed across the mini-roundabout onto the Wootton Road where the Fleur de Lis retirement complex is found a short way down on the left hand side. Please note, permission must be agreed in advance to have access through the security gates.



- Dedicated concierge based within the large communal reception hall which in turn leads to an inviting entrance hall.
- Large and inviting communal entrance hall leading to ground floor entrance with wood flooring extending throughout the majority of the accommodation
- Well equipped kitchen offering an excellent selection of floor and wall units complemented several built-in electrical appliances
- Wonderful and very spacious 15' open-plan sitting room/dining room with double-glazed French doors leading directly onto the attractive communal gardens
- Large double bedroom with built-in wardrobes cupboards and a further set of double glazed French doors leading to attractive communal gardens complemented by separate shower room with contemporary white suite including large shower cubicle
- Large communal living room over looking the attractive rear gardens, guest suite for visitors and excellent original 150 year lease
- Great opportunity to join an active, thriving and friendly community

1  bedrooms

Council tax band C

1  receptions

Tenure Leasehold

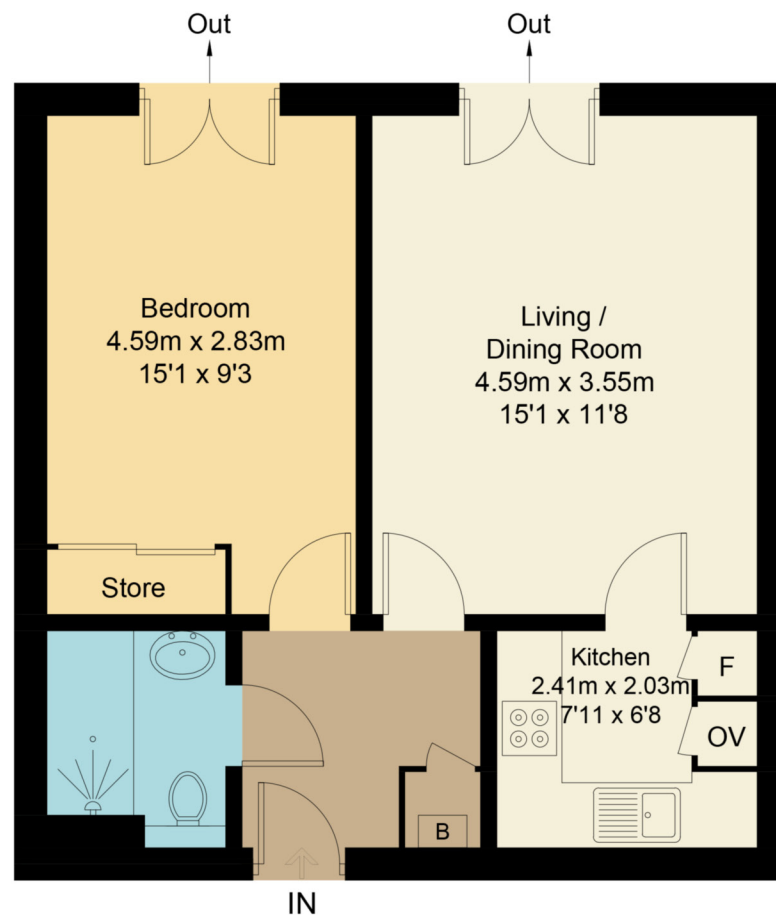
1  bathrooms

EPC rating C



## Fleur De Lis, OX14

Approximate Gross Internal Area = 44.7 sq m / 481 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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