



12 Mill Stream Court, Abingdon OX14 5XA



## 12 Mill Stream Court

**Spacious two bedroom first floor retirement apartment, well situated at the front of this highly sought after development, suitable for the over 55's, offering well presented accommodation throughout, sold with no ongoing chain**

### Location

One of the area's most popular retirement developments for the over 55s, Mill Stream Court is situated in a quiet no-through location close to nearby delightful Thames-side walks and Abingdon town centre with its wide range of facilities. Mill Stream Court benefits from many features including large communal living room, washing and drying facilities allocated/visitors parking and attractive communal gardens.

### 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 to Mill Stream Court, where No.12 can be found on the first floor.

**Directions:** what3words **define.vine.stacks**



- Secure ground floor entrance with stairs or lift rising to first floor
- Spacious entrance hall with large walk in storeroom off and delightful living room which in turn leads to well equipped kitchen
- Large double aspect main double bedroom with an extensive selection of fitted wardrobe cupboards and spacious second bedroom
- Shower room incorporating large double size shower cubicle
- Large communal living room, guest suite available to book for visitors
- Short walk to the thriving Abingdon town centre combined with nearby delightful Thames side walks
- Lease 125 years from 01 February 1998. Ground rent is approximately £643.22 per annum (fixed until 2042) and service charge is approximately £4500.00 per annum (reviewed annually and amended on 01 September)

2  Bedrooms

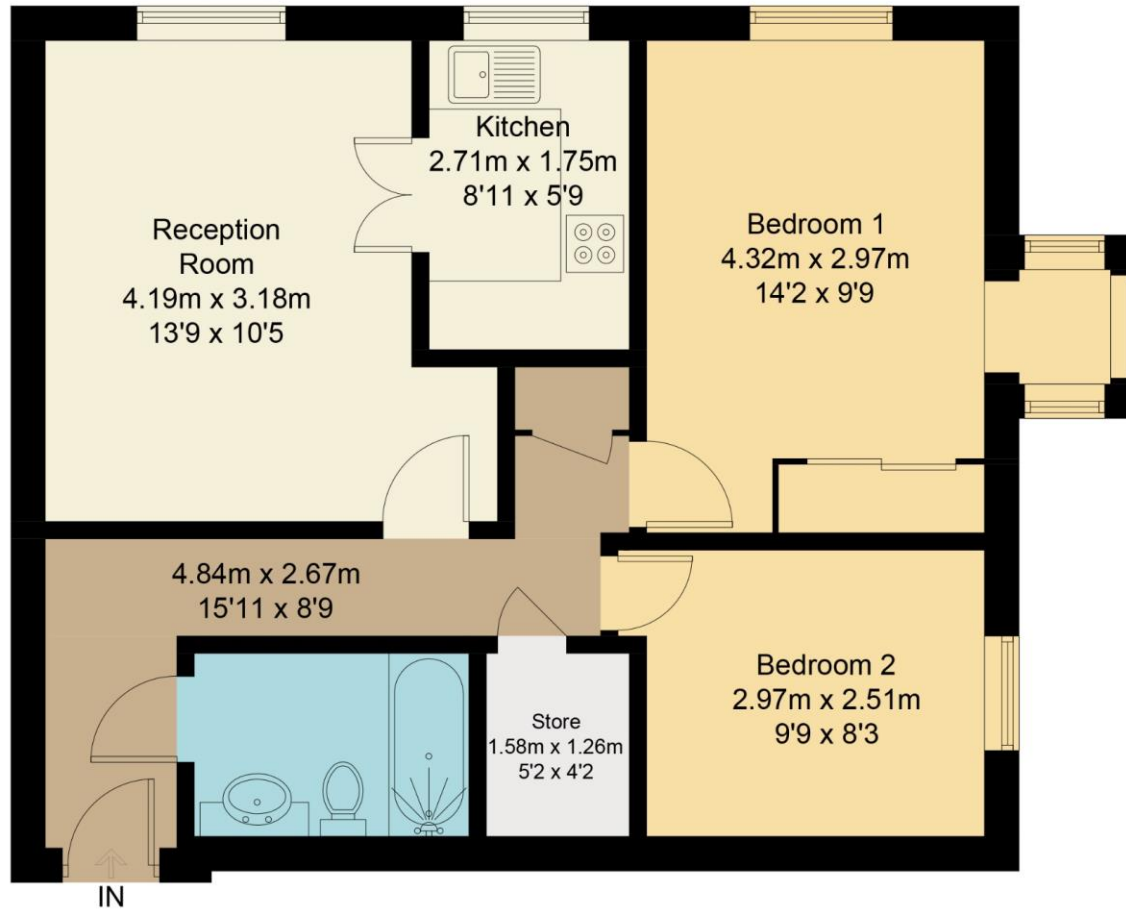
Council Tax Band: D

1  Receptions

Tenure Leasehold

1  Bathrooms

EPC Rating B



## First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.  
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