



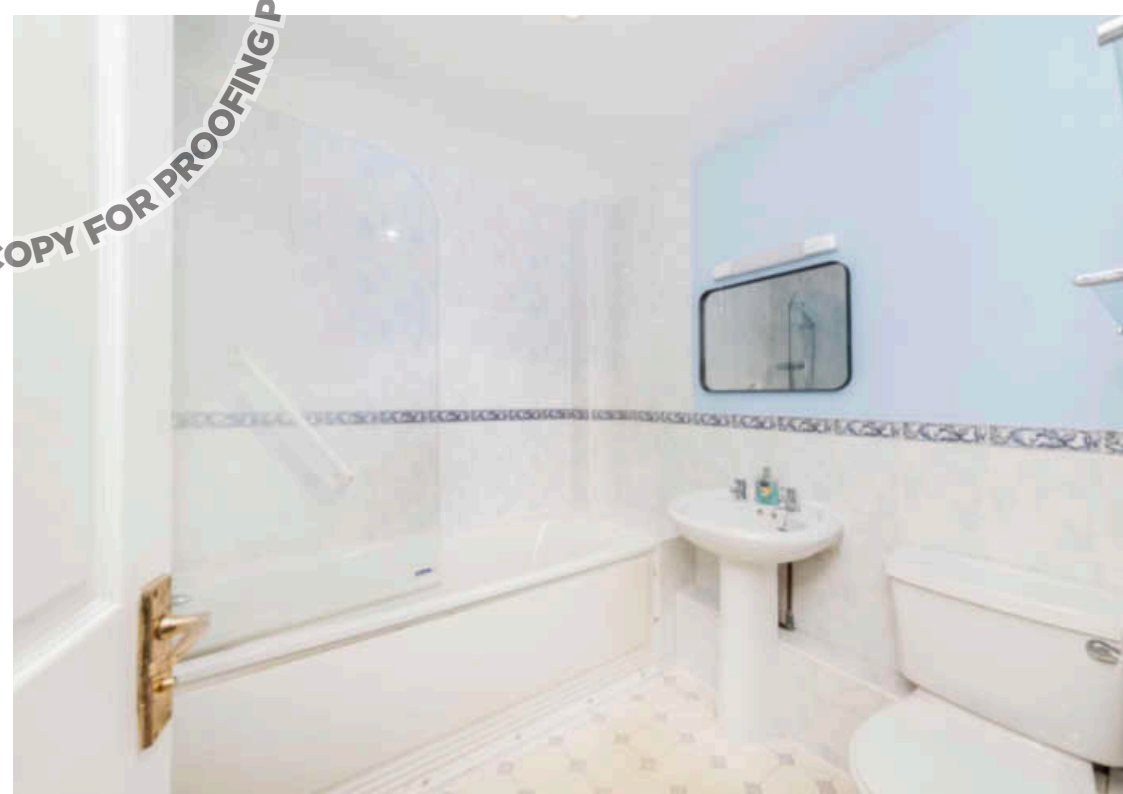
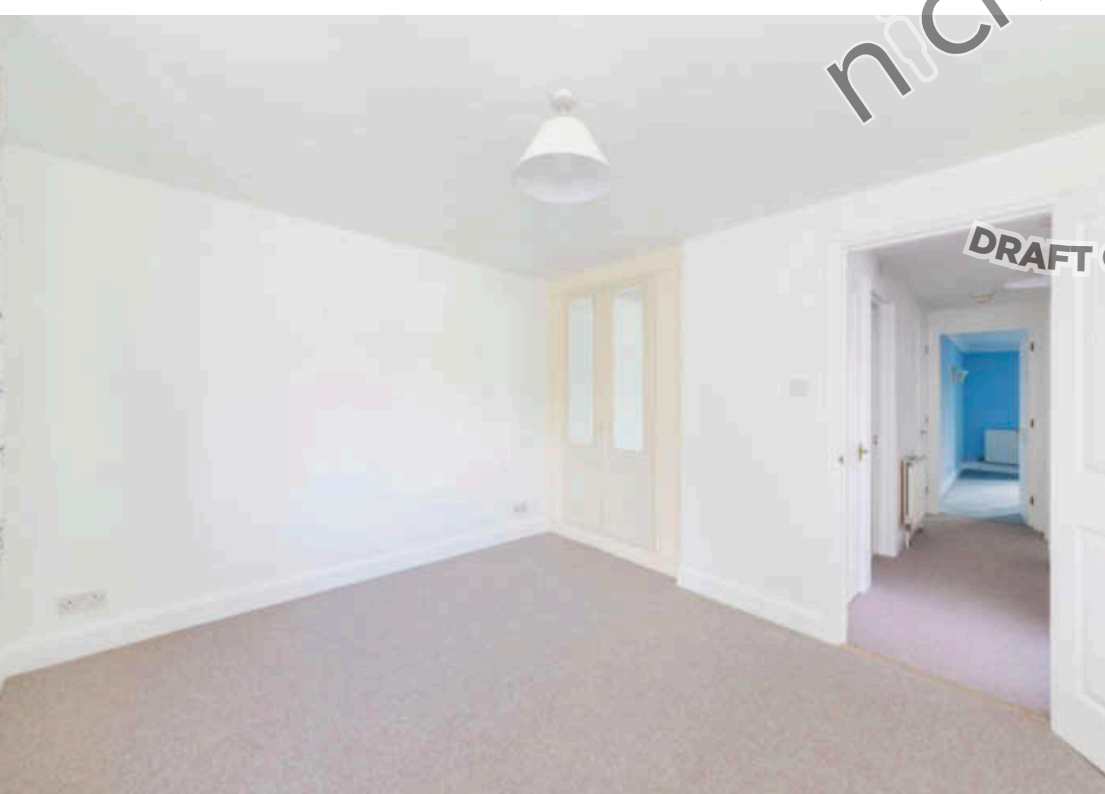
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5 Ferry Court, Wilsham Road Abingdon OX14 5TA

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## 5 Ferry Court

Large two bedroom ground floor maisonette, benefitting from it's own private door and private south west facing rear garden, situated in very pleasant location within this small select development offering easy pedestrian access to nearby delightful Thames side walks and the thriving town centre's many amenities, sold with no ongoing chain.

### Location

5 Ferry Court forms part of this small, select development of only a few similar size apartments, and is within a short walk of nearby delightful Thames side walks and the thriving Abingdon town centre boasting an excellent range of amenities providing stunning elevated views directly over the river Thames and open countryside beyond. There is a quick route onto the A34 leading to many important destinations north and south and useful distances include Abingdon town centre (circa. 0.5 miles), Didcot, with its useful mainline railway station to London Paddington (circa. 7.5 miles) and Oxford City (circa. 7.4 miles).

### Directions what3words – asleep.beats.sleepy

Leave Abingdon town centre via Ock Street and turn left at the mini-roundabout onto the Drayton Road. Turn left at the following mini-roundabout onto Caldecott Road. Continue to the end before turning right onto Wilsham Road. The entrance to 5 Ferry Court is found a short way down on the right hand side, clearly indicated by the 'For Sale' board.



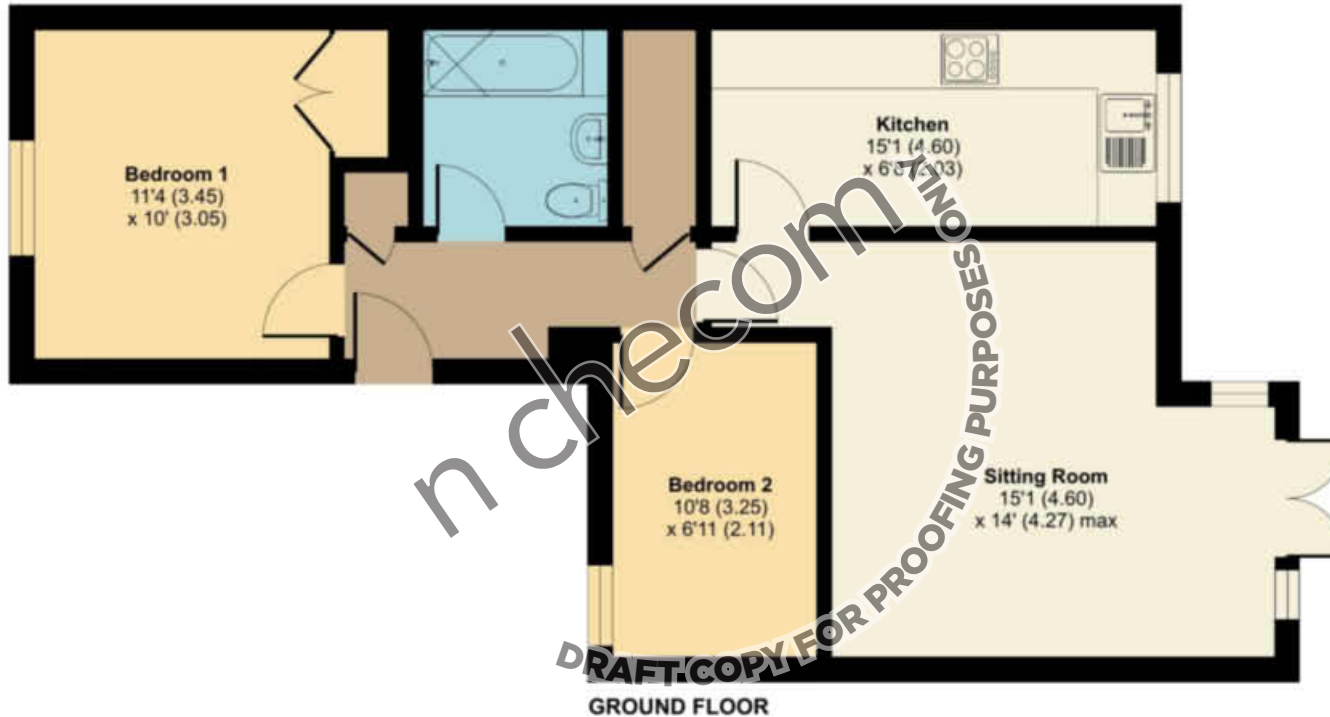
- Private front door with tall storage cupboard leading to kitchen
- Spacious living room/dining room with door leading directly onto private south west facing rear gardens
- Two good size bedroom complemented by bathroom with white suite
- Front providing private allocated parking facilities and to the rear are private south west facing rear gardens
- The property is leasehold with approximately 973 years remaining with the owners owning a share of the freehold
- The ground rent and service charges are between £600-£700 per annum

2		bedrooms	Council tax band	C
1		receptions	Tenure	Leasehold
1		bathrooms	EPC rating	C

# Ferry Court, Wilsham Road, Abingdon, OX14

Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hodsons. REF: 1023684

