



2 Staniland Court, Abingdon OX14 1QZ

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2 Staniland Court

Spacious and very well-presented two bedroom first floor apartment forming part of this small, select development located within easy reach of nearby amenities and Abingdon's thriving town centre, sold with no ongoing chain.

Location


Staniland Court is a small, select development situated on the edge of Abingdon town centre and offers easy pedestrian access to the town's wide range of facilities, complemented by a quick route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 8 miles) and Didcot town (circa. 10 miles) with its useful mainline railway station

Directions what3words – with.foam.share

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side onto Bath Street. Continue over the mini-roundabout onto the Wootton Road and at the traffic lights turn right onto Northcourt Road. Take the second turning on the right hand side onto Harcourt Way. Continue for a short distance and turn right onto Staniland Court, where the property is found clearly indicated by the for sale board.



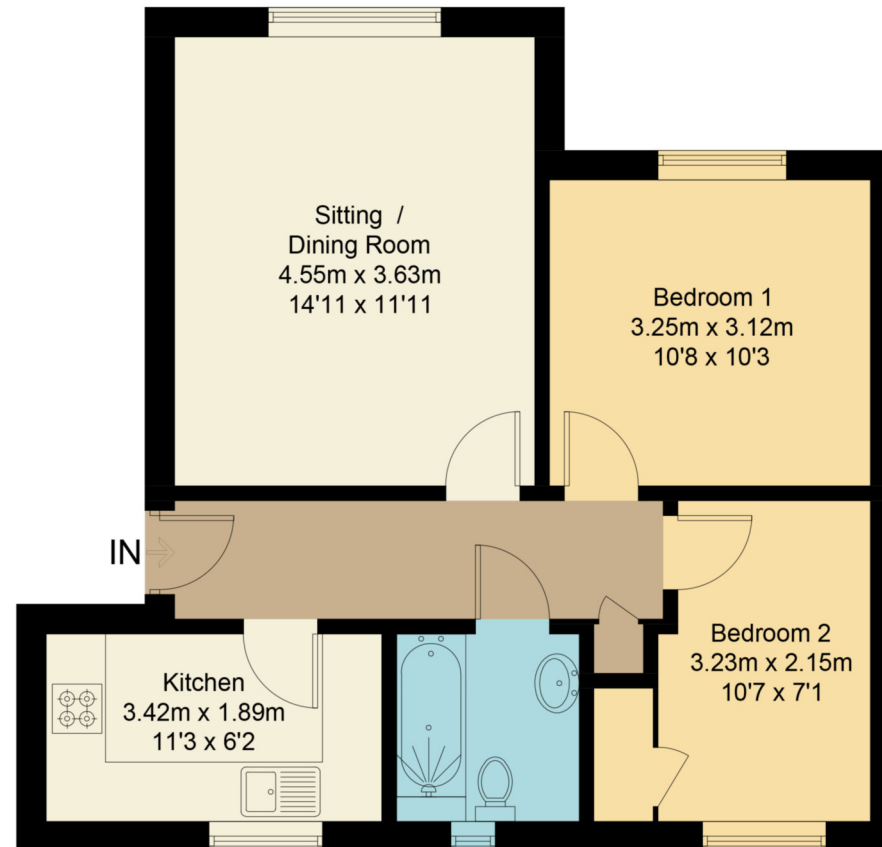
- Secure ground floor entrance with stairs rising to first floor landing
- Well-equipped recently renovated kitchen offering an excellent selection of floor and wall units complemented by several built-in electrical appliances
- Two spacious bedrooms complemented by a stylish bathroom with white suite
- Impressive living room/dining room providing attractive views
- Allocated parking facilities plus visitor spaces
- PVCu double-glazed windows, mains gas radiator central heating (recently replaced boiler in 2021) and the property is sold with no ongoing chain.
- Excellent lease with approximately 134 years remaining, the ground rent is £95.00 every 6 months and the service charge is £1026.00 every 6 months

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



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Approximate Gross Internal Area = 53.7 sq m / 578 sq ft



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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