

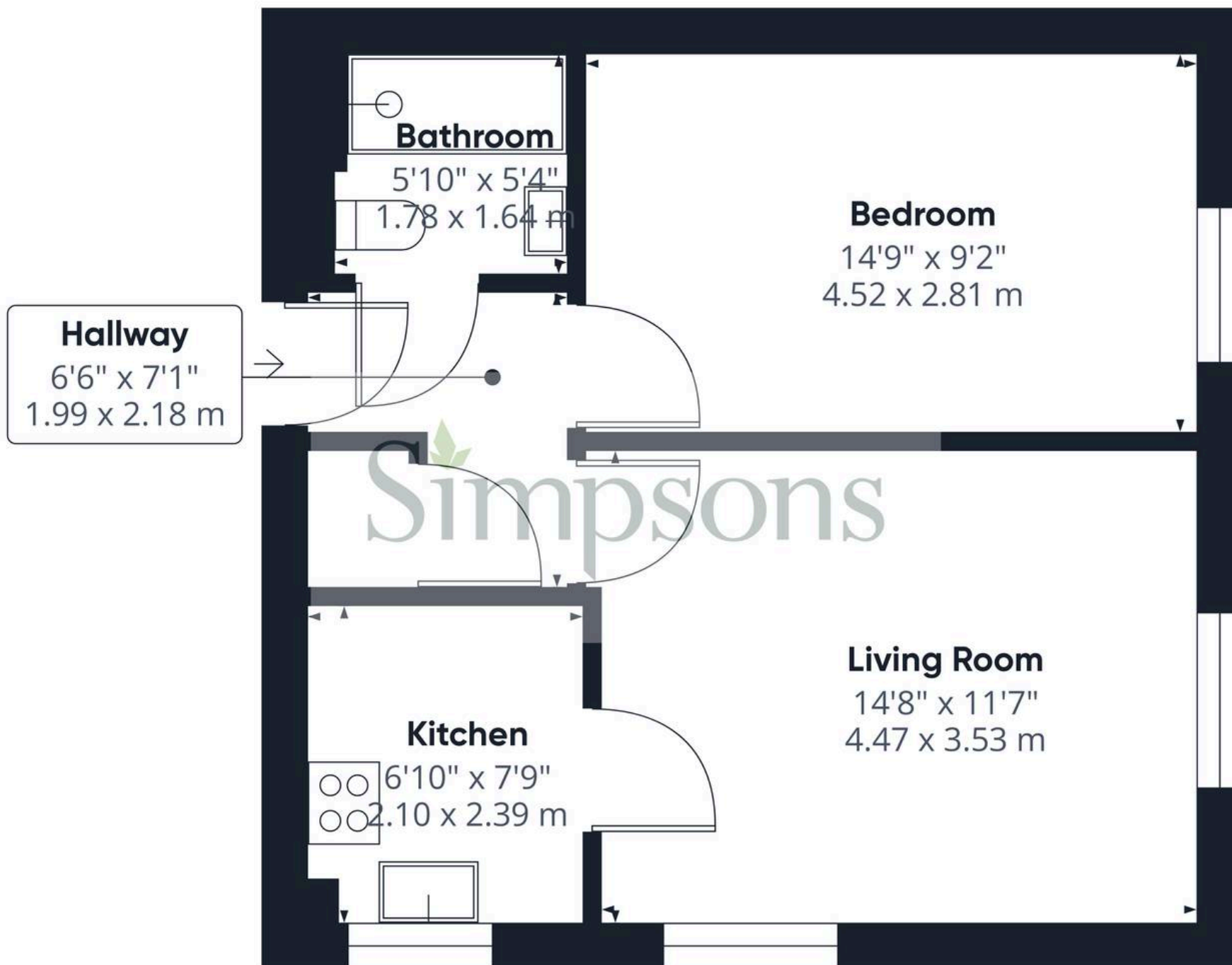


Flat 11, Fleur De Lis, 12 Wootton Road

Abingdon

Guide Price **£125,000**

Simpsons
The Pro**active** Agent



Approximate total area⁽¹⁾

449.46 ft²

41.76 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Flat 11

Fleur De Lis, Abingdon

For sale with the certainty of no onward chain and ready for immediate occupation, a well kept, dual aspect first floor apartment, a short walk from the developments elevator.

Council Tax band: D

Tenure: Leasehold

- A modern retirement development with an onsite manageress, superb communal social lounge area and well kept gardens.
- Secure pedestrian entry and gated vehicular access.
- Walking distance to bus routes serving Oxford City and a short walk to Abingdon Town Centre.
- Direct to assistance, emergency 'in apartment' pull cords.
- Annual service charge - £4,282, 117 year leasehold term.



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