



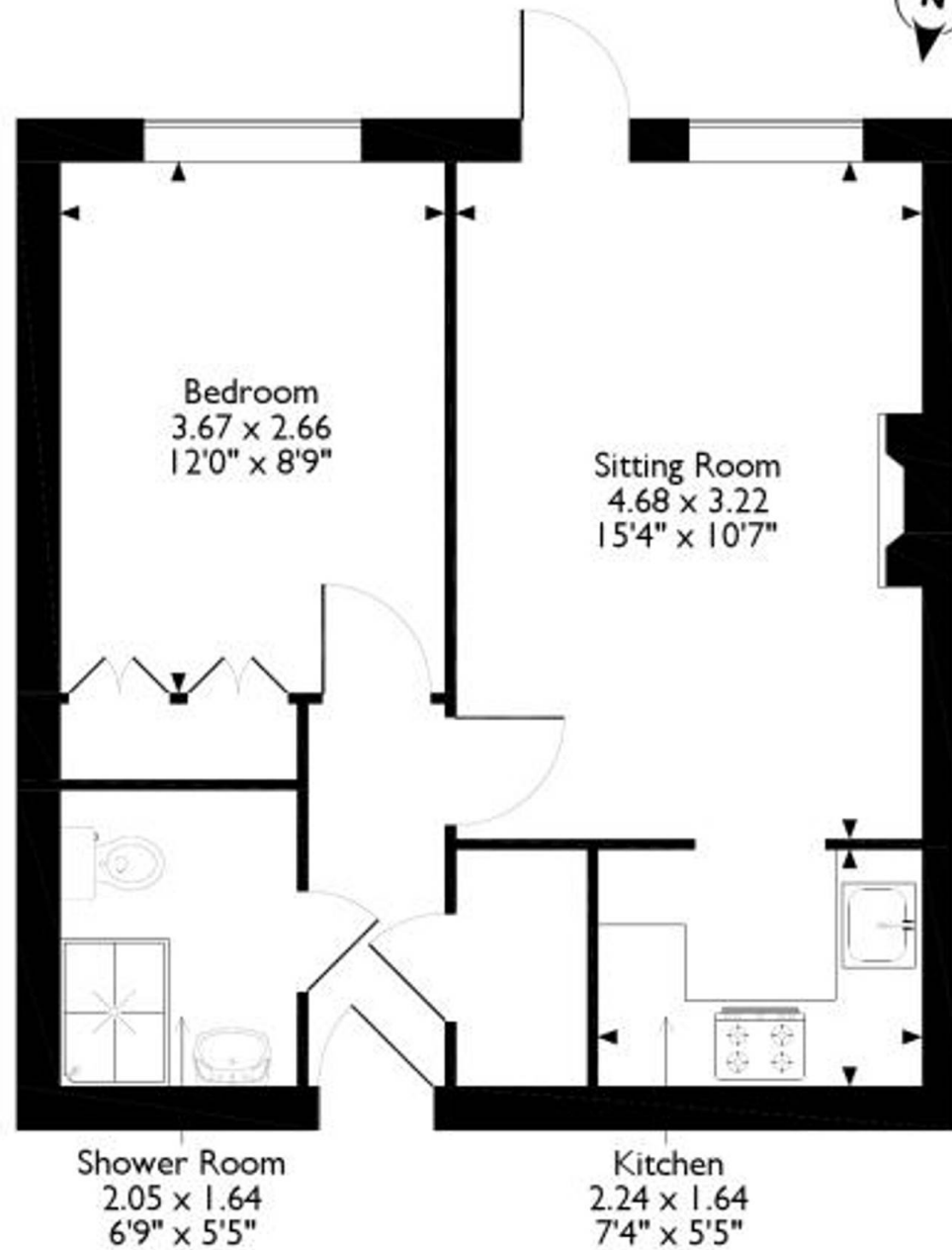
Flat 3, Cygnet Court Caldecott Road, Abingdon

Abingdon

Guide Price **£100,000**

Simpsons
The Pro**active** Agent

Caldecott Road, Abingdon



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Flat 3

Cygnets Court Caldecott Road, Abingdon

This immaculately presented one bedroom ground floor apartment is one of 52 apartments located over three floors. The complex benefits from lovely communal gardens, residents parking and lounge as well as a resident house manager and separate laundry facilities with Miele appliances.

Council Tax band: C

Tenure: Leasehold

- Modern Ground Floor Apartment.
- Secure Ground Floor Entrance And Resident House Manager.
- Emergency Pull Cord System.
- Double Bedroom With Built-In Wardrobes.
- 89 Year Leasehold Term.
- Annual service charge - £2,500, Annual Ground Rent £498.
- Communal Parking Facilities, Gardens And Residents Lounge.
- Separate Laundry Facilities With Miele Appliances.
- It is a condition of purchase that residents be over the age of 60 years or in the event of a couple one must be over 60 and the other over 55 years.



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