



48 Sherwood Avenue, ABINGDON

Abingdon

Simpsons
The Pro**active** Agent

In Excess of **£200,000**

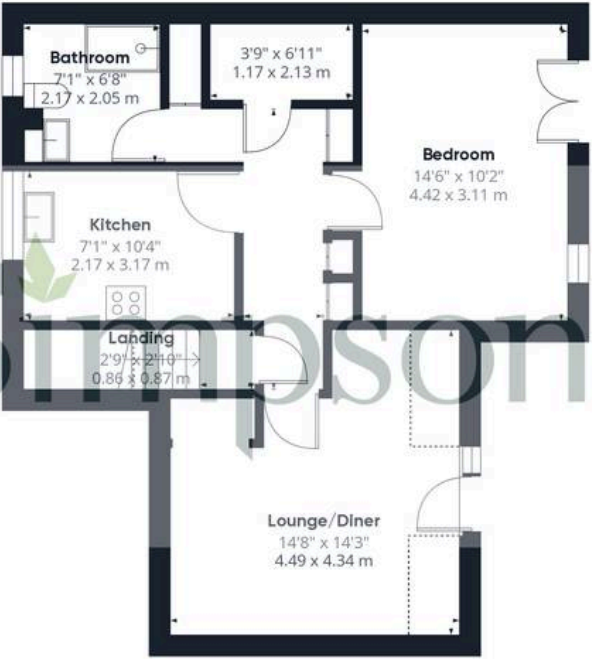


**SCAN THE
QR CODE
FOR DETAILS**





Floor 0



Floor 1

Approximate total area⁽¹⁾

597.42 ft²
55.5 m²

Reduced headroom

23.18 ft²
2.15 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

48 Sherwood Avenue

ABINGDON, Abingdon

For sale with the certainty of no onward chain, a spacious first floor apartment, offered for sale in good condition.

Council Tax band: B

Tenure: Leasehold

- A spacious first floor apartment with a private rear garden, refitted bathroom, new kitchen and upgraded Worcester boiler.
- 91 year leasehold term, £10 per month ground rent, £40 per month service charge.
- South East facing garden, accessed from the sitting room with further ground floor access.
- Walking distance to Waitrose, the Town Centre, and the number 35 bus route serving Oxford City.
- Resident and visitor on street parking bays.
- Spacious master bedroom with a Juliet Balcony.
- No onward chain.

