



33 Coopers Lane, Abingdon

Abingdon

Simpsons

The Pro**active** Agent

Guide Price **£485,000**



Approximate total area⁽¹⁾

1340 ft²

124.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

33 Coopers Lane

Abingdon, Abingdon

A striking, and spacious first floor apartment within the 'Brew House' of the former Morland Brewery in Abingdon Town Centre.

Council Tax band: E

Tenure: Share of Freehold

- Forming part of Berkley Homes re-development of Morland Brewery, this opulent three bedroom apartment in the 'Brew House' has a spacious, primarily open plan layout.
- Well proportioned master bedroom with a well appointed four piece en-suite bathroom and a useful walk in wardrobe with hanging and storage space. Two further double bedrooms.
- A particular feature to note are the high ceilings and large windows, serving as a striking architectural feature, creating a wonderfully light and airy space.
- Located on the first floor, with primary staircase access and extremely useful elevator access to all floors.
- Tenure information - We are advised that a new share of freehold with an associated 999 year leasehold term will be in place prior to contracts being exchanged. Maintenance fee - £4,392 per year.
- Allocated parking for one vehicle in addition to on-street parking.



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