



**Ramsons Way, Comfrey Court, OX14**

£205,000 In Excess of

**Simpsons**  
The Proactive Agent

# Property Description

A well proportioned first floor apartment, located just off Radley Road, offered for sale in fantastic condition.

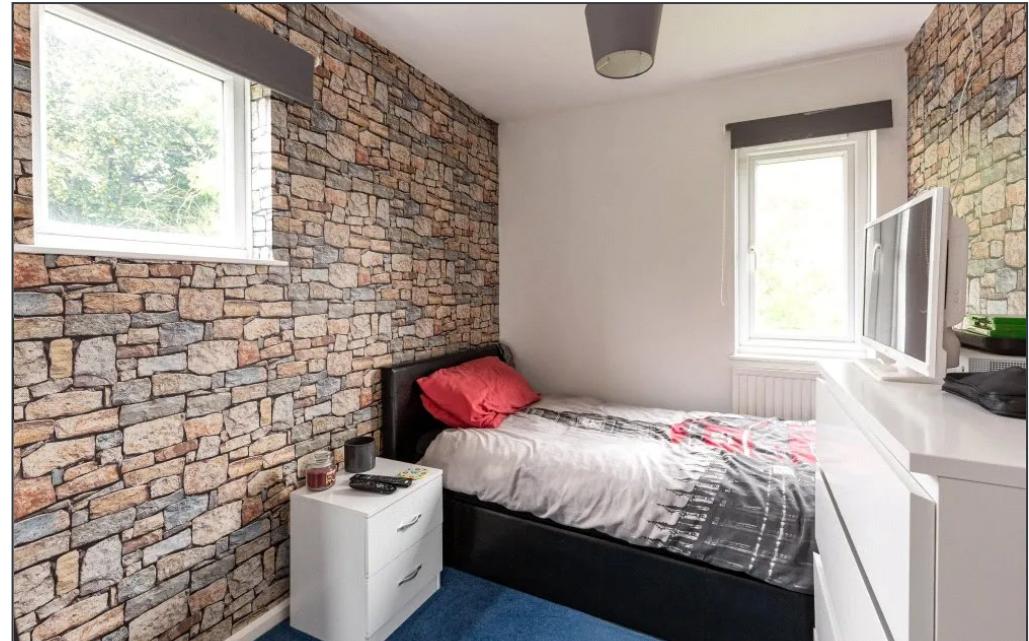
Ramsons Way can be found just off Radley Road on the North East side of Abingdon on Thames. Within a short walk there is the number 35 bus service providing convenient access to the town centre as well as Oxford City. Abingdon offers a variety of independent and High Street shops including a Waitrose and Tesco supermarket, a selection of coffee shops and numerous restaurants and pubs.

EPC Rating: D

## Key Features

- ✓ Located in 'North Abingdon', a short walk from Abbey Fishponds nature reserve, the Leisure Centre and town centre.
- ✓ 95 year leasehold term.
- ✓ Service charge of £146 payable every three months.
- ✓ Gas central heating.
- ✓ Ample shared parking for all residents and guests.
- ✓ Larger than average with nearly 750sqft of accommodation.
- ✓ Outside brick built storage, ideal for bikes.
- ✓ Communal gardens.
- ✓ Thomas Reade Primary School catchment area.



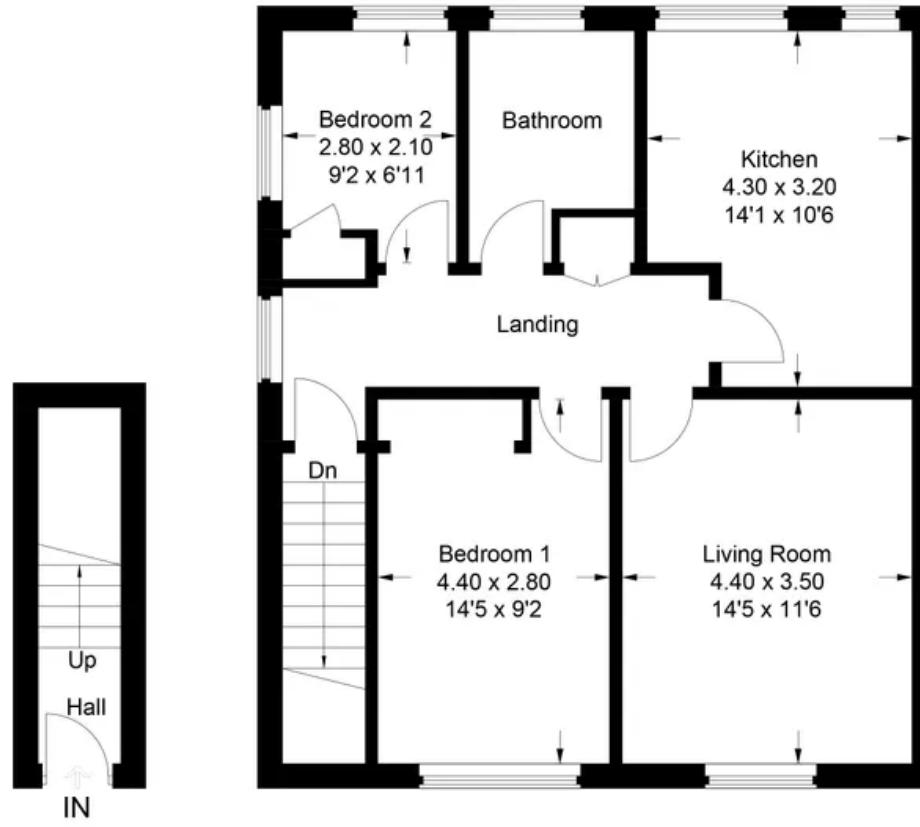








Approximate Gross Internal Area = 69.0 sq m / 742 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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