



Flat 46 Cygnet Court, Abingdon, OX14 5ET

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Flat 46 Cygnet Court

OIEO £160,000

Attractive elevated views feature with this spacious two bedroom second floor apartment, offering superbly presented and much improved accommodation throughout, well-situated within one of the area's most popular retirement developments, ideal for the over 55's, situated within a short picturesque walk of Abingdon town centre with its many amenities, complemented by attractive communal gardens.

Location




Cygnet Court is situated in a quiet no-through location, and offers easy pedestrian access to nearby delightful Thames-side walks and Abingdon town centre with its wide range of facilities. There is a quick vehicular route onto the A34 leading to many important destinations north and south.

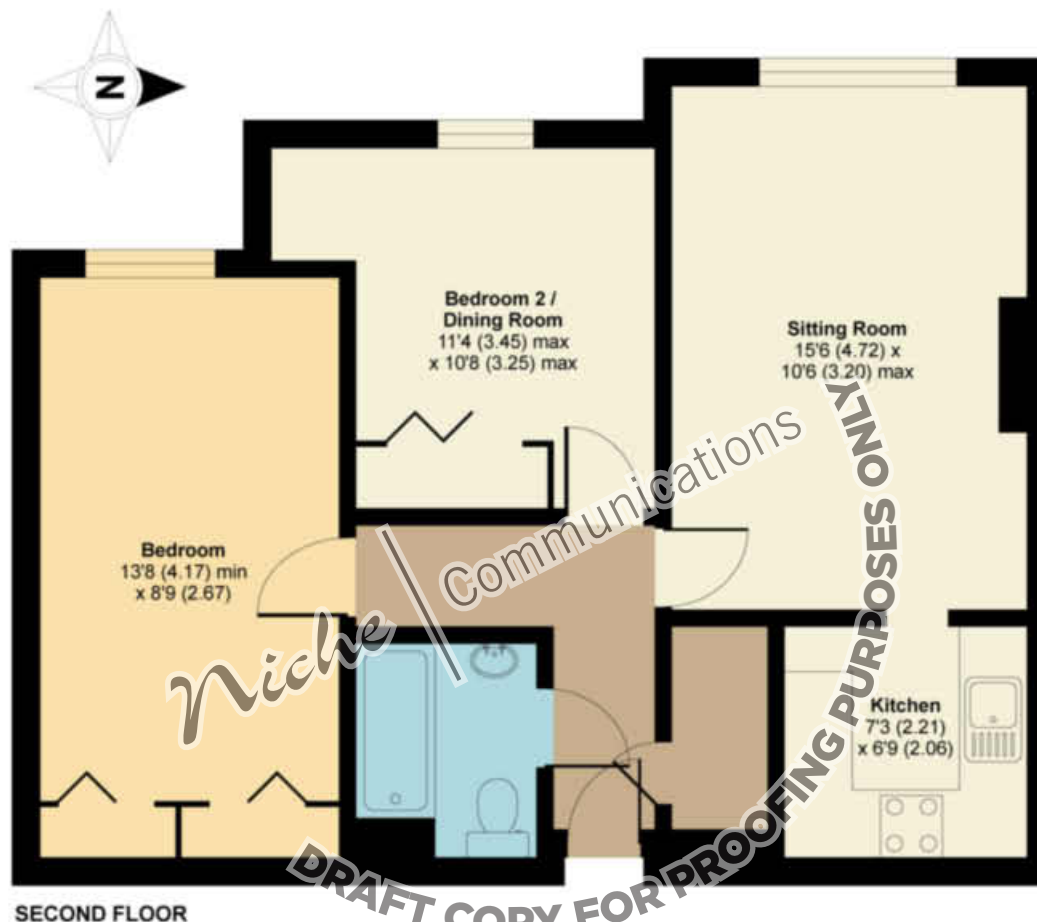
Directions

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. At the next roundabout turn left onto Caldecott Road. Proceed across the following mini-roundabout and take the fourth turning on the left hand side into Mill Paddock, which in turn leads into Cygnet Court.



- Secure ground floor entrance and resident House Manager, with stairs or lift leading to the top floor
- Impressive double aspect living room with attractive elevated views over the River Ock and woodland beyond
- Well-equipped kitchen offering several integrated electrical appliances
- Two spacious bedrooms (both with built-in wardrobe cupboards) complemented by a bathroom
- Replacement PVC double-glazed windows, electric storage heating and a security pull cord system is fitted throughout
- Outside are allocated/visitors parking facilities complemented by large and attractive communal gardens providing very pleasant seating areas
- Large ground floor communal living room with kitchen off, guest room and separate washing/drying facilities

2		bedrooms
1		receptions
1		bathrooms



Caldecott Road, Abingdon, OX14

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 602 SQ FT 55.9 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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