



Portolio

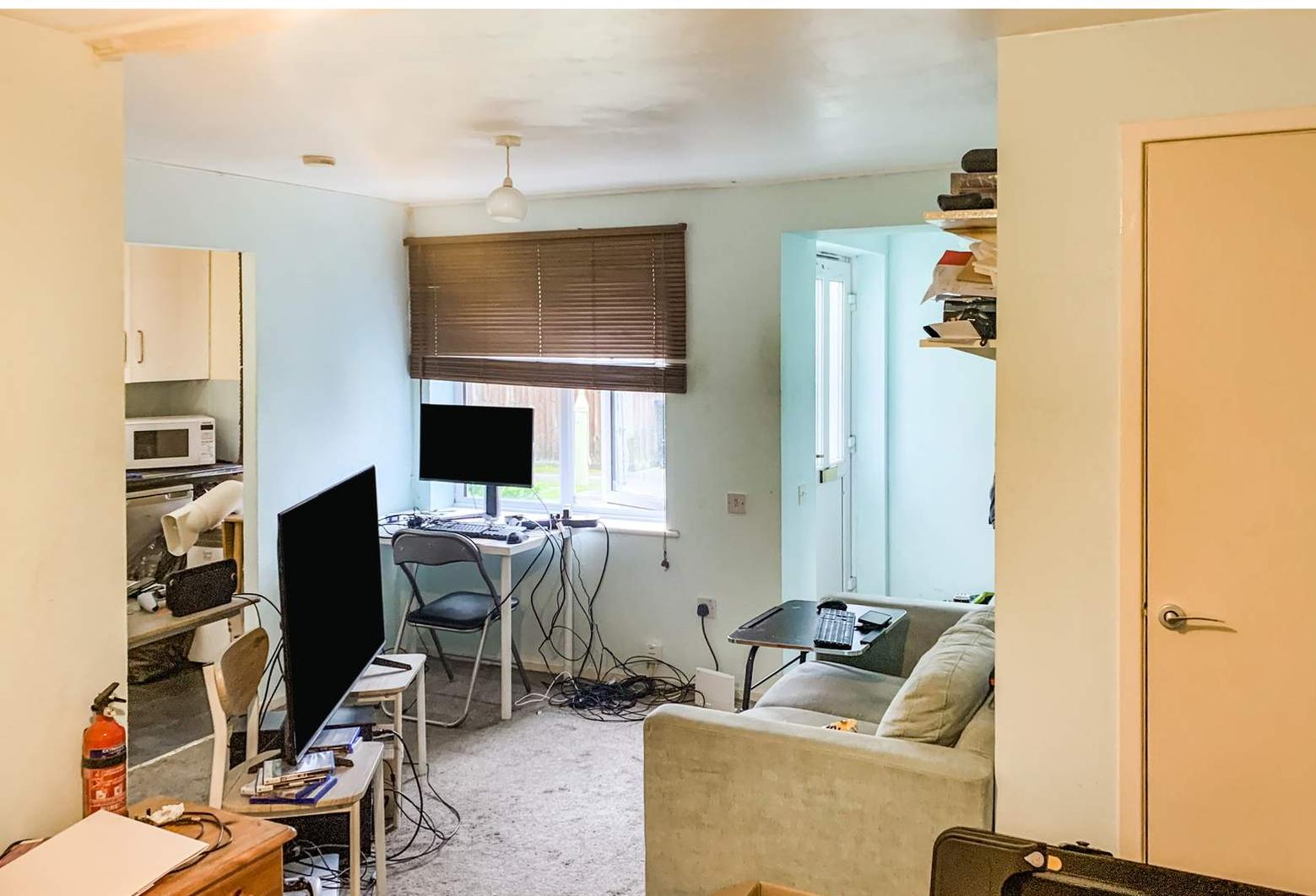
38 LANGLEY ROAD

Abingdon, Oxfordshire OX14 1YD

.....

Offers in Region of £144,995

0333 344 2855 | property@portolio.co.uk



38 Langley Road, Abingdon, presents an attractive opportunity to acquire a tenanted studio buy-to-let investment in the popular North Abingdon area. The property is arranged as a well-designed open-plan living space, incorporating a kitchen, lounge and sleeping area, together with a separate shower room. The studio is offered on a fully furnished basis and benefits from double glazing, electric heating throughout, allocated private parking, and a highly convenient location close to Tilsley Park and local amenities.

The property is being sold with the tenant in situ, providing immediate rental income from day one. The current tenancy commenced on 27 April 2024 and runs until 26 April 2027, with the tenant paying £880.60 per calendar month. The market rent is assessed at approximately £900 pm, offering scope for future rental growth at review or renewal.

Abingdon remains a highly sought-after location for buy-to-let investors, benefitting from its proximity to Oxford, strong local employment base, and excellent transport links via the A34 and nearby science and business parks. Consistent demand from professionals, key workers, and academic staff underpins a stable rental market, while limited housing supply supports both rental performance and long-term capital growth. Properties in North Abingdon, particularly those with parking and long-term tenancies in place, continue to appeal to investors seeking reliable income with low void risk.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- Studio Property
- Current Yield 7.3%
- Current rental £880.60pm
- Fully furnished
- EPC Rating C
- 32 sq m

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.