



Wildmoor Gate, Abingdon OX14 1JP  
Oxfordshire, £175,000

Waymark

# Wildmoor Gate, Abingdon OX14 1JP

Oxfordshire

Leasehold (to be confirmed)

**Spacious two bedroom flat | Potential to renovate | Established residential area | Gas central heating | Popular market town | External storage shed | No onward chain**

## Description

A deceptively spacious first floor flat, requiring a degree of modernisation, situated in an established residential location to the northwest of the town centre of Abingdon.

Approached through a communal entrance way, stairs lead up to the first floor where the property is located. The front door of the flat leads into a central hall, off which to the right is a bedroom, and beyond is the sitting room, which is of a generous size and has windows on dual aspects. There is a larger second bedroom to the rear of the flat. The kitchen is fitted with a range of floor and wall mounted units and a family bathroom completes the flat.

Externally there is ample unrestricted on-street parking to the front and side, and to the rear of the property is a useful lockable storage shed.

The property is available by way of a new 990 year lease and there will be a service charge payable in the order of £63.28 per month. The property does require a degree of modernisation, but benefits from mains water, electricity, sewerage and gas and is heated centrally via a gas fired boiler.

The property is available with no onward chain.

## Location

The market town of Abingdon, which sits on the banks of the River Thames, offers a wide variety of high street shopping facilities, independent retailers as well as Waitrose and Tesco Supermarkets. There are various bars, restaurants and leisure facilities within a thriving community. Furthermore the town has highly regarded private schools including St Helen & St Katharines, Abingdon School, The Manor Preparatory and Our Lady's Abingdon as well as various state primary and secondary schools. The town has excellent road links with the adjoining A34 linking to the M4 & M40 motorways.

## Viewing Information

Viewings by appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

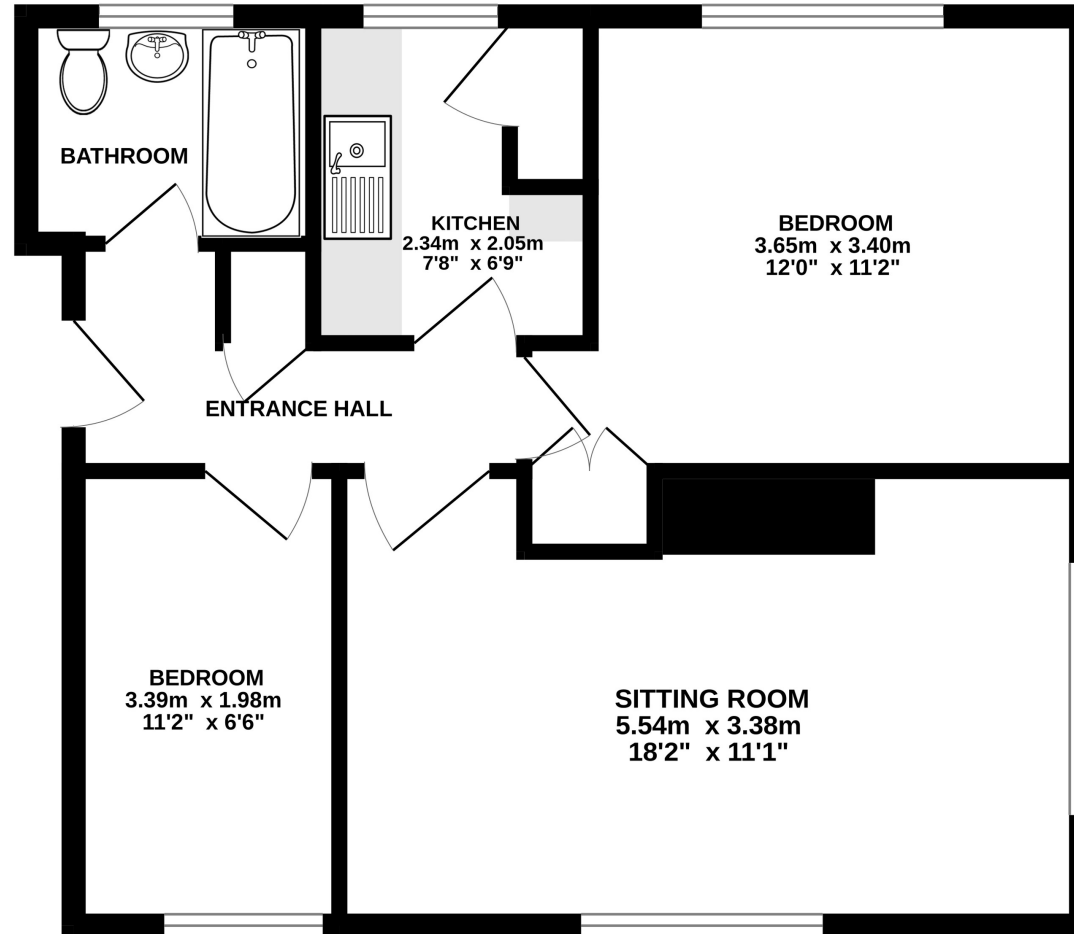


**Waymark**  
**Wantage Office**

T: 01235 645645

E: wantage@waymarkproperty.co.uk

**1ST FLOOR**  
**53.2 sq.m. (573 sq.ft.) approx.**



11 WILDMOOR GATE ABINGDON OX14 1JP

TOTAL FLOOR AREA : 53.2 sq.m. (573 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.  
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