



4 Sterling House, Oxford Road, Kingston Bagpuize OX13 5AP  
Oxfordshire, Guide Price £200,000

Waymark



# Oxford Road, Abingdon OX13 5AP

## Oxfordshire

### Leasehold

**A Simply Stunning One Bedroom Ground Floor Apartment | Bright Dual Aspect Open-Plan Living Area With Doors Onto Private Garden | Beautiful Kitchen | Good Size Bedroom With Ample Space For Double Wardrobes | Representing An Ideal First Time or Investment Purchase | Allocated Parking Space & Visitors Parking | Popular Kingston Bagpuize Location**

#### Description

A simply stunning one-bedroom ground floor apartment, complete with a private garden, situated in the popular village of Kingston Bagpuize. Representing an ideal first time or investment purchase, the beautiful apartment should be viewed internally to fully appreciate.

A useful entrance hall leads into the main apartment, currently housing a shoe cabinet and providing a practical space. The bright dual-aspect open-plan living area, creating a spacious and airy feel that's perfect for relaxing or entertaining. The layout easily accommodates a dining table and chairs, along with a large sofa, offering a versatile space for both dining and unwinding. Sliding doors lead directly onto the private garden, allowing natural light to flood the space and creating a seamless indoor-outdoor connection. The contemporary kitchen is complete with a built-in fridge freezer, induction hob, and oven, providing a sleek and practical area for everyday living. A useful airing cupboard offers additional storage and conveniently houses the washing machine. The bedroom is of a good size, providing ample space for double wardrobes and other furniture, while the modern bathroom is finished to a high standard.

Outside, the property benefits from a private garden a rare and highly desirable feature ideal for outdoor dining or simply enjoying the sunshine. The garden also includes a shed, offering further storage space. In addition, the property benefits from an allocated parking space, with two visitor spaces available for family and friends.

Furthermore, the property is situated within the ever sought after location of Kingston Bagpuize within easy walking distance to the local Co-op and bus routes as well as quick commuter access onto the A420 (only 20 minutes drive to Oxford).

Material Information - The property is leasehold with 195 years remaining. Lease term is 200 years from 11 June 2021. There is a service charge of £90 per month. The property is connected to mains electric, water and drainage and there is uPVC double glazing throughout.

#### Location

The property lies in the popular village of Kingston Bagpuize. With its church, public house, post office and Co-op, it is within easy reach of the riverside market town of Abingdon. The area is particularly well served by good primary and secondary schools. It is situated within eleven miles of Oxford city centre, which offers a wealth of educational and cultural facilities. Kingston Bagpuize is well placed for communications with the A34 and A420 providing good access to the M40, M4 and Oxford and Didcot train stations.

#### Viewing Information

By appointment only please.

#### Local Authority

Vale of White Horse District Council.

Tax Band: B



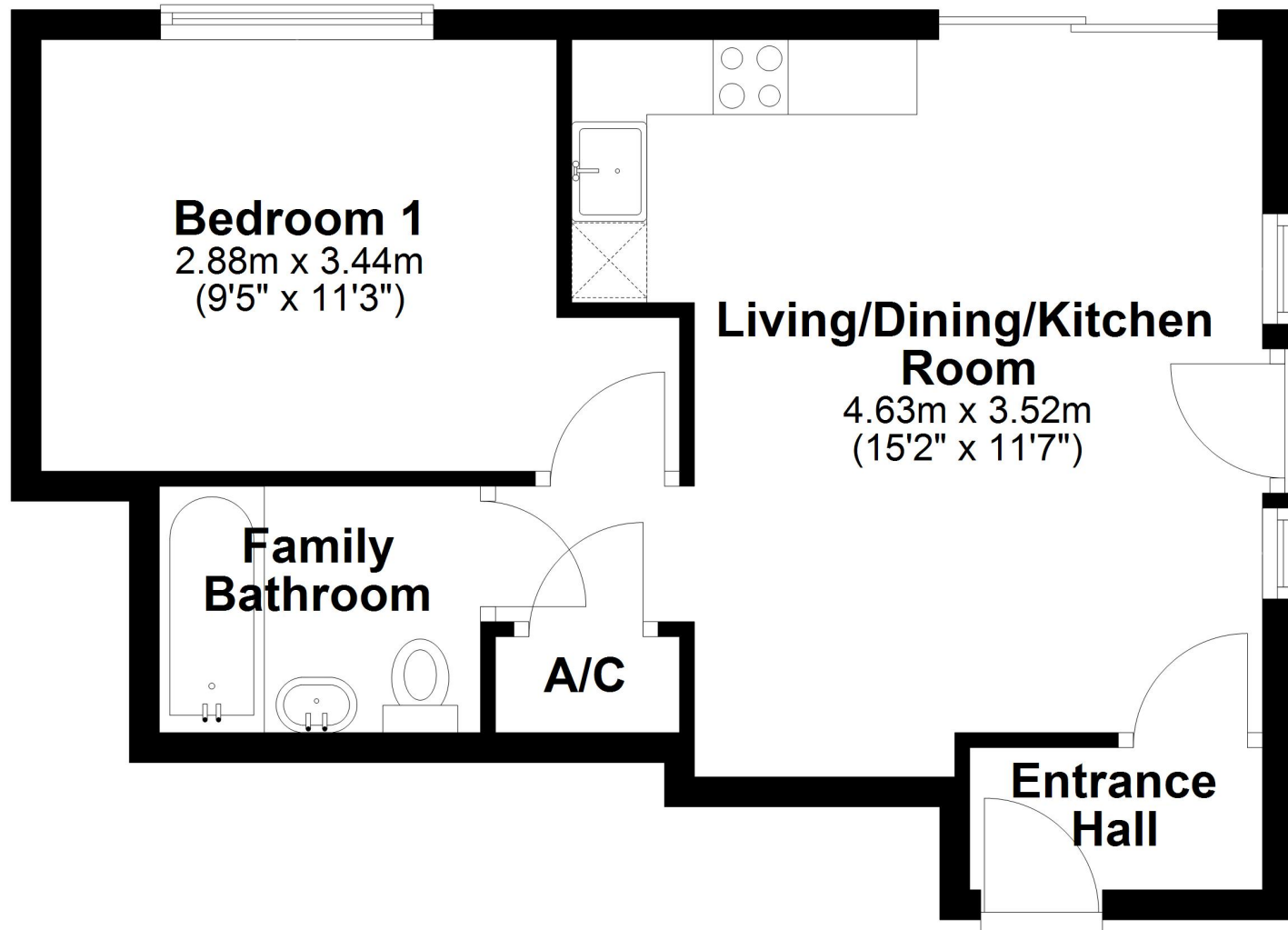
**Waymark**  
**Wantage Office**

**T: 01235 645645**  
**E: wantage@waymarkproperty.co.uk**

| 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>                            | 61      | 61        |
| (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                     |         |           |

# Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



**Total area: approx. 38.7 sq. metres (416.7 sq. feet)**

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

