



THOMAS
MERRIFIELD

SALES LETTINGS

30 George Morland House
Coopers Lane, Abingdon, Oxon, OX14 5GA

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A rarely available, exceptional and spacious three bedroom upper floor Duplex Apartment situated within the superb exclusive Brewery Development within Abingdon's historic town centre.

- Entry phone system
- 32' x 13'7 Living/Dining area
- Original exposed iron work & timbers
- NO LIFT ACCESS
- Allocated parking space
- EPC Rating: C
- Council Tax Band E
- Lease 125 years from 01.03.2001
- Ground Rent (Reviewable) £250 per annum, rising to £500 per annum on 01.03.2026

Abingdon on Thames is an historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of Oxford, and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 45 minutes. There is also a train link to Oxford/Reading/London via Radley station which is approximately 3 miles away.



£399,950
LEASEHOLD



THE PROPERTY

George Morland House is a substantial striking conversion of one of the original Brewery Buildings, which has maintained much of the original interesting characteristics together with modern living.

Occupying the upper two floors, the 32'10 x 24' open plan well fitted Kitchen, Dining and Living areas are light and airy. On the second floor there are three bedrooms, the main one with an en-suite shower room and a bathroom.

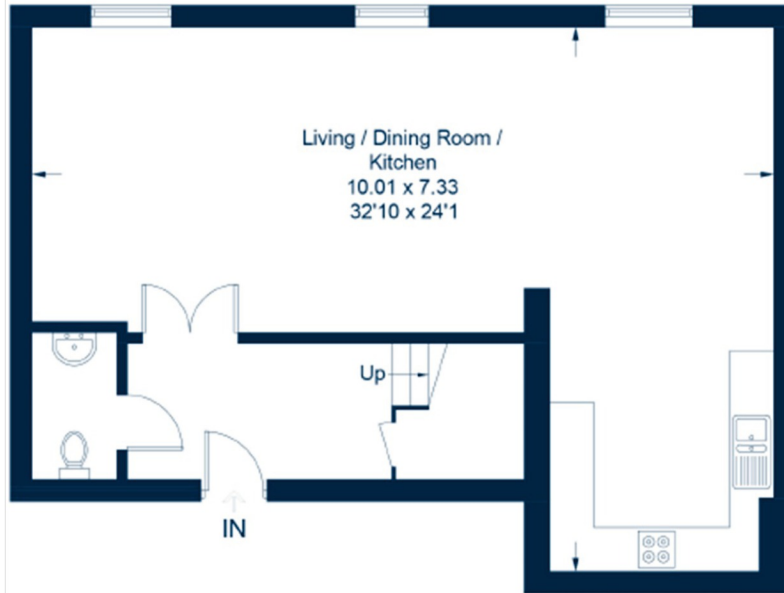
The apartment is accessed via a communal entrance, and stairs, there is the benefit of communal gardens, and an allocated parking space, with an additional permit available for visitors.

DIRECTIONS

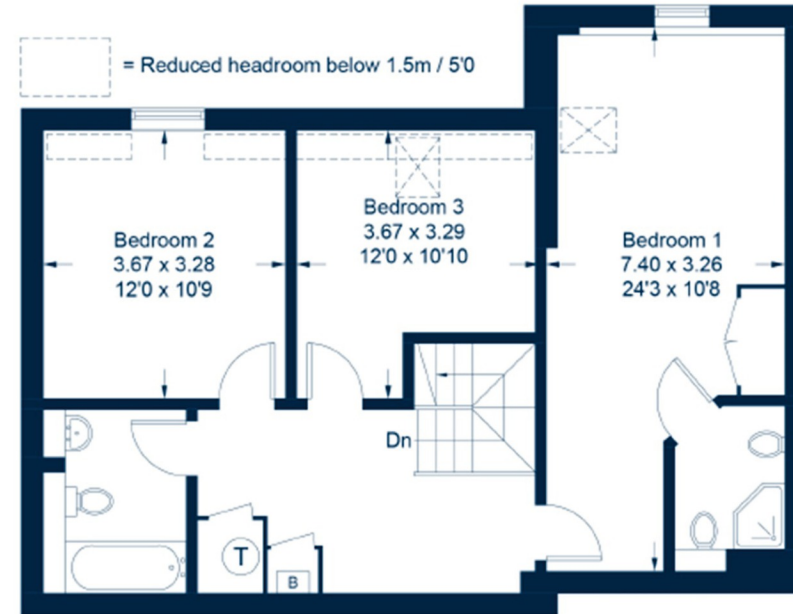
Leave Abingdon town centre via Ock Street turning right after a short distance into The Brewery (Coopers Lane). Proceed around, past The Brew Tower, following the road around to the left hand side where George Morland House will be found on the right hand side.



Approximate Gross Internal Area
 Ground Floor = 66.1 sq m / 711 sq ft
 First Floor = 67.2 sq m / 723 sq ft
 Total = 133.3 sq m / 1,434 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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