



THOMAS
MERRIFIELD
SALES LETTINGS

I The Old Gaol
Abingdon, Oxon, OX14 3HE

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Simply stunning! This extremely high quality utterly distinctive two bedroom town centre residence with glimpses of the River Thames.

- Approx. 1244 sq. ft accommodation
 - Fabulous hall, stairs and landing
 - Fitted and equipped kitchen
 - Bathroom and en-suite
 - Secure allocated underground parking space
 - Well equipped residents only gymnasium
 - Beautifully maintained tranquil communal Thameside gardens
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A light and airy contemporary interior within this landmark 1856 stone built former county police station, with first floor glimpses of the River Thames and Upper Reaches.

The developers Messrs Cranbourne Homes have succeeded in creating a unique development combining the regency architecture of Twickenham House, the Napoleonic Old Gaol and contemporary new builds within private landscaped gardens, tucked away in a town centre environment, all of which must be seen in order to be fully appreciated.

£425,000
LEASEHOLD





THE PROPERTY

A super stylish and extremely well appointed residence providing a compelling range of practical lifestyle and contemporary features within an exclusive gated community in the historic heart of Abingdon. There is much to commend the property in addition to gas under central heating, high quality double glazed square paned sash windows, comprehensively fitted and equipped kitchen, excellent electrical specification, stylish interior doors and white sanitaryware with complimentary tiling. Allocated basement car parking, fabulous residents gardens immediately adjacent to the Thames and a well equipped residents only gymnasium.

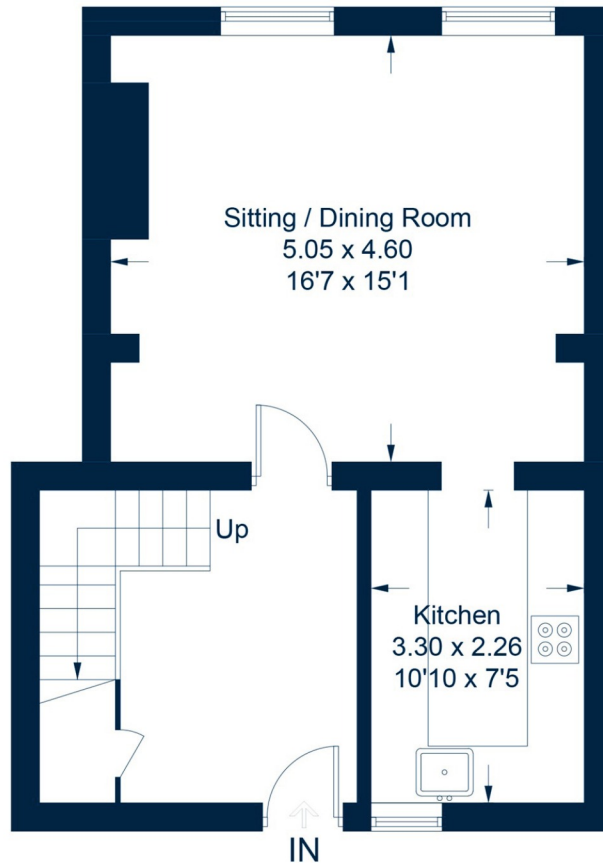
Abingdon on Thames is an historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 45 minutes.

Directions

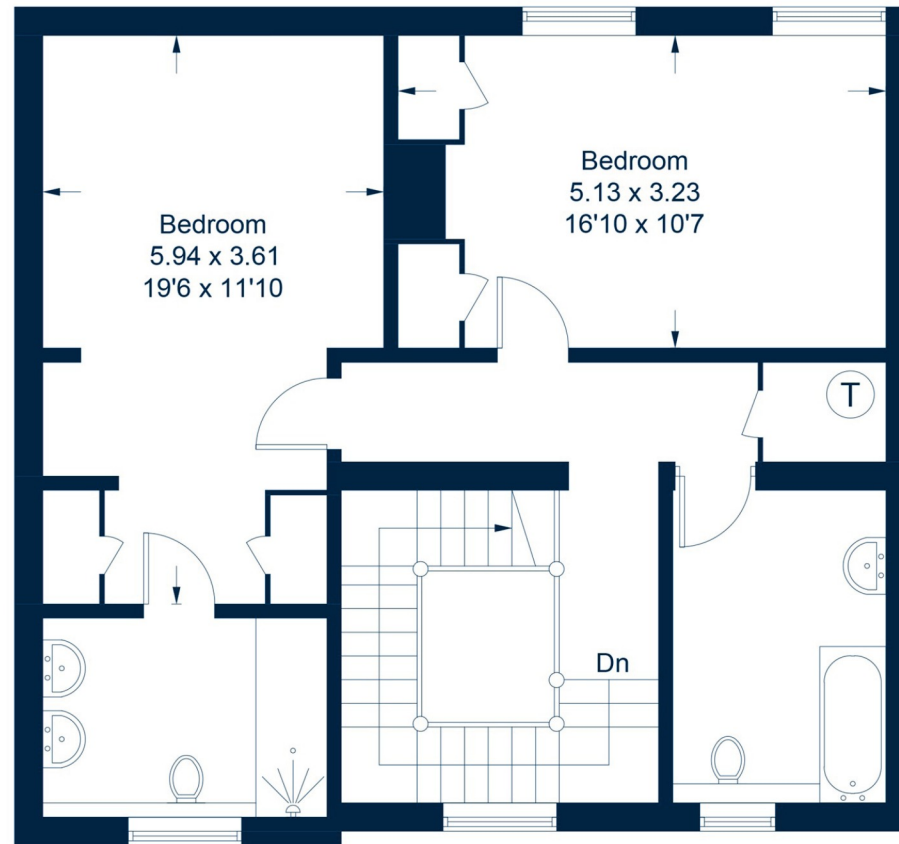
On foot from our office in Stert Street, turn left continuing with the flow of the one way traffic and bear left at St Nicholas Church following the road towards Abingdon bridge. Cross over at the traffic lights adjacent to the Broad Face public house and the property will be found directly ahead.



Approximate Gross Internal Area
Ground Floor = 43.1 sq m / 464 sq ft
First Floor = 72.5 sq m / 780 sq ft
Total = 115.6 sq m / 1,244 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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