



THOMAS  
MERRIFIELD  
SALES LETTINGS

45 The Old Gaol  
Abingdon, Oxon, OX14 3HE

# 45 The Old Gaol Abingdon, Oxon, OX14 3HE

A stunning ground floor apartment in the heart of Abingdon. With a full width private terrace as well as residents' gardens, gym, & underground parking. A superb residence in this highly coveted location.

- Two double bedrooms
- Two bathrooms
- Underfloor heating via air source heat pump
- Parking
- Full width private terrace
- Centrally located
- Council Tax Band: D/□ EPC Rating:B
- Lease 999 years from 01.01.2012 (988 remaining)
- Service Charge £1,108.50 per annum
- Estate Charge £2,208.14 per annum

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.

**OIEO £375,000  
LEASEHOLD**





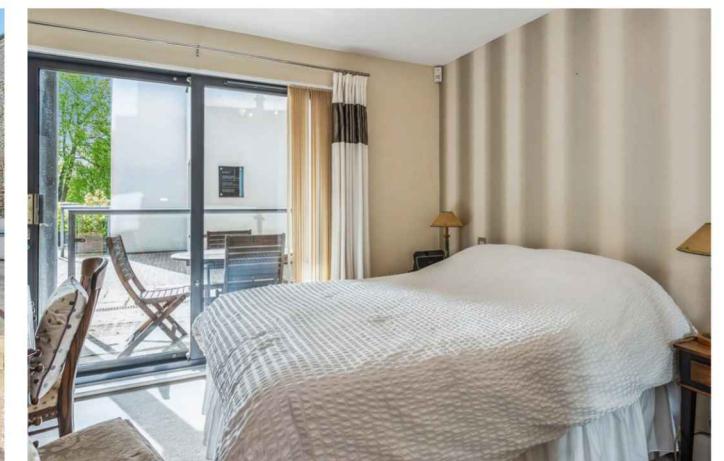
## THE PROPERTY

A stunning, contemporary ground floor apartment nestled in the heart of Abingdon-On -Thames. With a full width private terrace as well as wonderful Thames side residents' gardens, secure underground parking and residents' gym. A superb lifestyle residence in this highly coveted location.

Light, immaculately presented accommodation comprising of a spacious entrance hall with ample storage, through to the striking open plan living space, wonderfully light with glazed sliding doors opening on to the private terrace. There is a fully integral kitchen plus two double bedrooms, the master of which benefits from built in storage and a sizable shower en-suite. Both bedrooms have sliding doors onto the terrace.

The property benefits from secure underground parking, residents' gym and striking residents' grounds siding the Thames and the historic Twickenham House.

Developed by Cranbourne Homes, this exclusive development has an on-site manager and this apartment is nestled between two historic buildings, namely the grade II\* listed Twickenham House and the Napoleonic Old Gaol.



Approximate Gross Internal Area  
60.8 sq m / 654 sq ft



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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