



21 Penlon Place, Abingdon - OX14 3QN

Guide Price £250,000



OXHOME

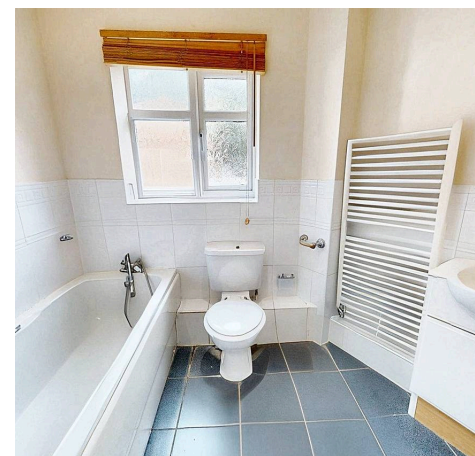
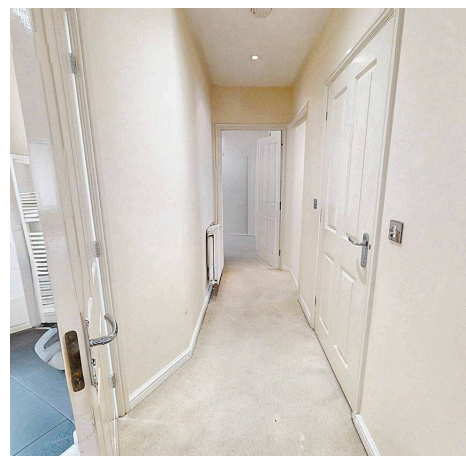
21 Penlon Place

Abingdon, Abingdon

Presenting this ground floor 2-bedroom flat within a sought-after modern development near Waitrose, just a short walk from Abingdon Town Centre and the River Thames towpath.

Competitively priced for Early Completion, this property features 2 double bedrooms, including an en-suite to the primary bedroom. The open plan lounge/diner and modern kitchen with built-in appliances offer a seamless living experience. Gas central heating and double glazing ensure comfort and energy efficiency, while an allocated parking space adds convenience.

Set within a short stroll of Abingdon Town Centre, this property is ideally located for those working nearby and for anyone who needs regular access to major bus routes to Oxford, Didcot and the surrounding villages. Its superb position also provides easy reach of a wide range of local shops, services and amenities. The spacious accommodation offers a comfortable, welcoming environment with a practical layout and functional design.





Perfect for professionals or investors, the location is ideal for commuters with convenient access to bus routes, Didcot Parkway Station, Harwell, Milton Park, and Oxford. The A34 provides excellent connectivity north to the M40 and south to the M4.

Available for Early Vacant Possession and No Onward Chain, this leasehold property is offered with a 155 year lease from 1st January 2004, a Ground Rent of £260 per annum with equal instalments of £130 payable half yearly and a Service Charge of £1,008.96 per annum.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	