



Dr HALEY
Dental
PRACTICE
10115 52118

Oliver
James



Phillips Court, Abingdon, OX14 5EY

£185,000

Description

Impressive first floor apartment forming part of this desirable period conversion, located in the heart of Abingdon town centre on the corner of historic East St Helen Street.

The property offers light and airy accommodation with two bedrooms, lovely sitting room which is open plan to the kitchen and modern bathroom.

Gas central heating to radiators is installed and the property features sash windows and two period fireplaces (unused).

A door from the kitchen leads to a large balcony.





Directions

From the centre of Abingdon, WALK into West St Helen Street and take the first left into Lombard St. Phillips Court can be found at the end on the left hand side.

Location

The property is situated just off the town centre on the corner of historic East St Helens Street, a short walk to the town centre shops and the river Thames.

The market and riverside town of Abingdon is situated c.6 miles from the city of Oxford and within the town there are excellent shopping and leisure facilities.

Numerous well regarded state and private schools are close by, plus Frilford Heath and Drayton golf courses.

Within easy reach is Didcot Station (c.8 miles) where London (Paddington) is reachable in 45 minutes.



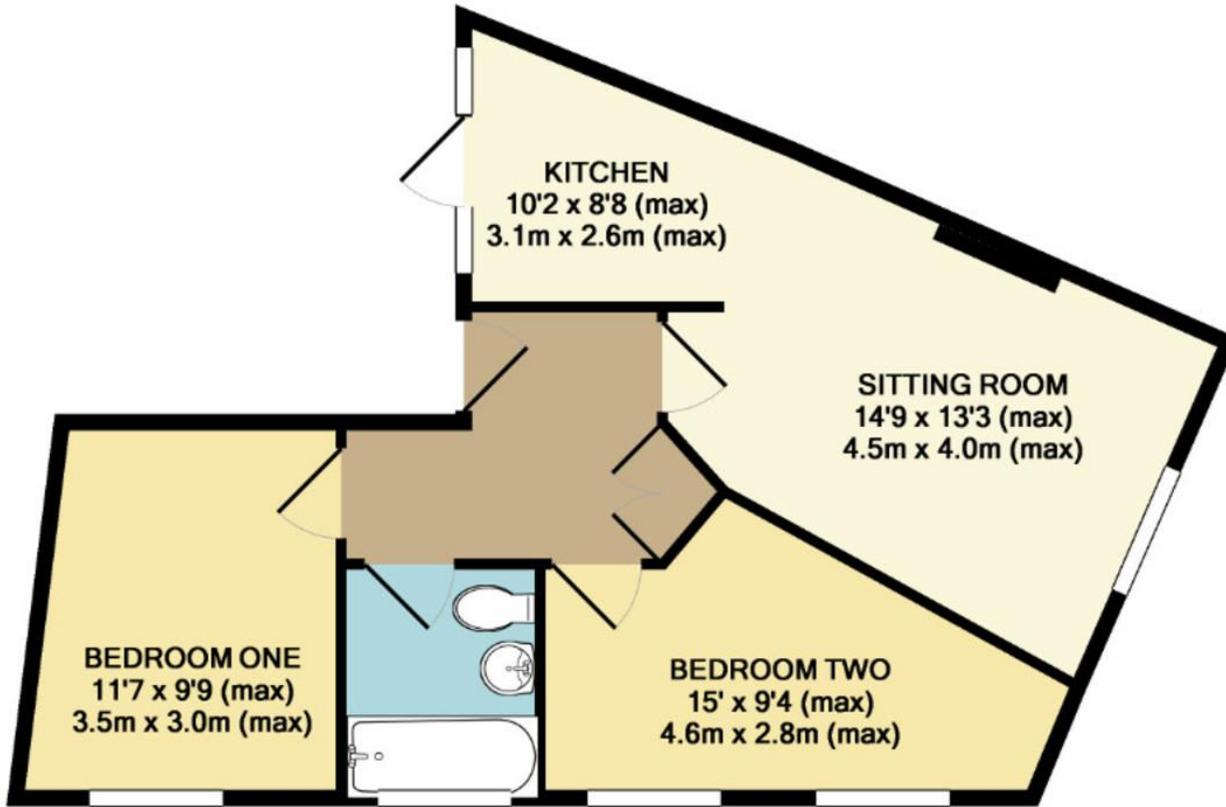
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TOTAL APPROX. FLOOR AREA 518 SQ.FT. (48.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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