



SPENLOVE CLOSE, ABINGDON, OX14 1YE





# OVERVIEW

This top floor flat is available Chain Free for Early Completion. Refurbished throughout, features include UPVC D/G, off peak heating, redecorated, new carpets, fitted kitchen, double bedroom with wardrobe, modern bathroom, allocated residents and visitors parking and communal grounds. Conveniently located on popular Dunmore Farm Development this property will appeal to both Investors and Owner Occupiers.

**SPECIAL FEATURE: The owners have agreed a Lease Extension of 120 years from 24th March 2024 with Ground Rent of a Peppercorn. They intend to provide legal completion of this extension simultaneous to sale of the flat.**

Existing Lease 99 years from 25th December 1985 plus 120 year extension from completion as above.

Ground Rent Service Charge £863.91 2023-2024.

Accompanied viewing recommended by Sole Agents. Some material information to note: Standard construction brick and tiled roof, Mains drains, water and electricity. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this property.

Ofcom checker indicates mobile availability is available with O2, Vodafone, EE and Three



## KEY INFORMATION

TENURE: LEASEHOLD

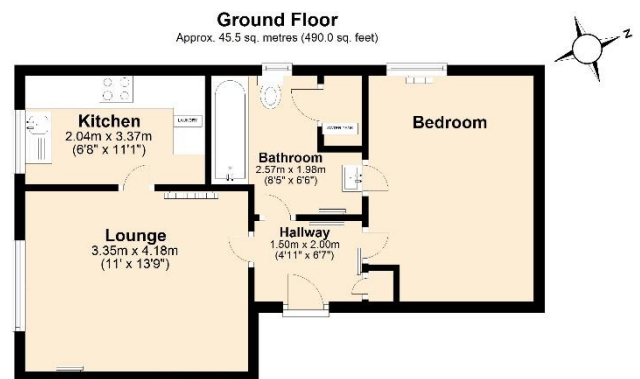
GROUND RENT: NOT APPLICABLE

CHAIN FREE: YES

SERVICE CHARGE: £863.91 PER ANNUM

COUNCIL TAX BAND: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	88	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 45.5 sq. metres (490.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows rooms and any other item are approximate and no responsibility is taken for any error omission or statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.

45 Spenlove Close