



**11a Besselsleigh Road, Wootton, ABINGDON, OX13 6DN**

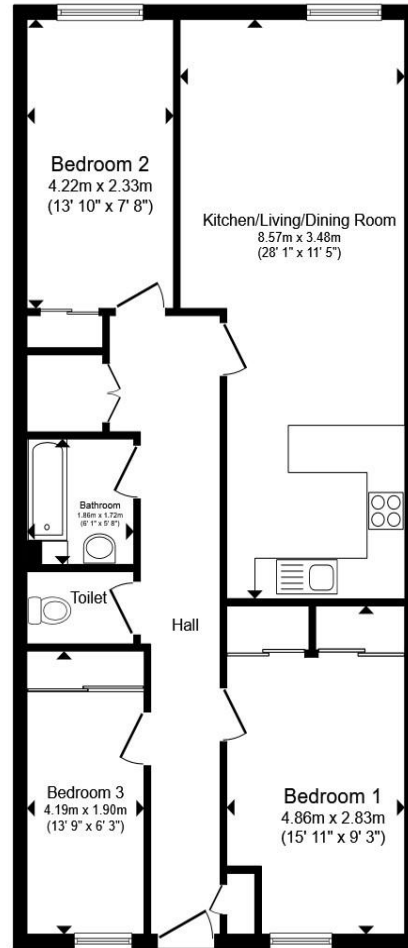


**welcome to**

## **11a Besselsleigh Road, Wootton ABINGDON**

Allen & Harris are proud to present this three-bedroom spacious apartment located in the popular village of Wootton giving great access to Abingdon & Oxford. The property is approached via a walkway to the rear of a small parade of shops located in the heart of the village. From the entrance hall to the right is the main bedroom which is very generous in size and measures in excess of 15ft in length with built in wardrobes, and to the left of the entrance hall is bedroom 3 which again is very generous in size and measures in excess of 13ft in length and also benefits from built in wardrobes. Leading on is a modern bathroom and separate WC and a substantial open plan kitchen/living dining area which measures in excess of 28ft in length and the kitchen area is both modern as it was installed in 2024 and includes some built in appliances such as gas hob, electric fan oven and full size dishwasher.





### Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Total floor area 81.2 m<sup>2</sup> (874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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- 3 Bedroom Maisonette
- All 3 bedrooms measure in excess of 13ft
- Open Plan kitchen/living dining room measures in excess of 28ft
- Located In Village Of Wootton, Near Abingdon
- Modern Kitchen & Bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1000.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108606](https://allenandharris.co.uk/Property/ABI108606)



Property Ref:  
ABI108606 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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