



**PHIL CROWTHER**  
DEVELOPMENTS LTD



GROUND FLOOR



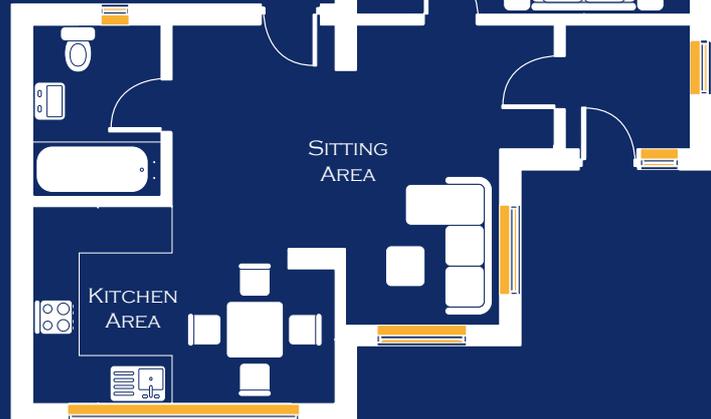
FLAT ONE

BEDROOM	3.49m x 3.13m	11'5 x 10'3
KITCHEN	5.65m x 3.72m	18'6 x 12'2
TOTAL AREA	40 sq m	430 sq ft

FLAT TWO

BEDROOM	4.81m x 4.09m	15'9 x 13'5
SITTING	5.49m x 4.39m	18'0 x 14'5
KITCHEN	4.25m x 2.85m	13'11 x 9'4
TOTAL AREA	59.2 sq m	637 sq ft

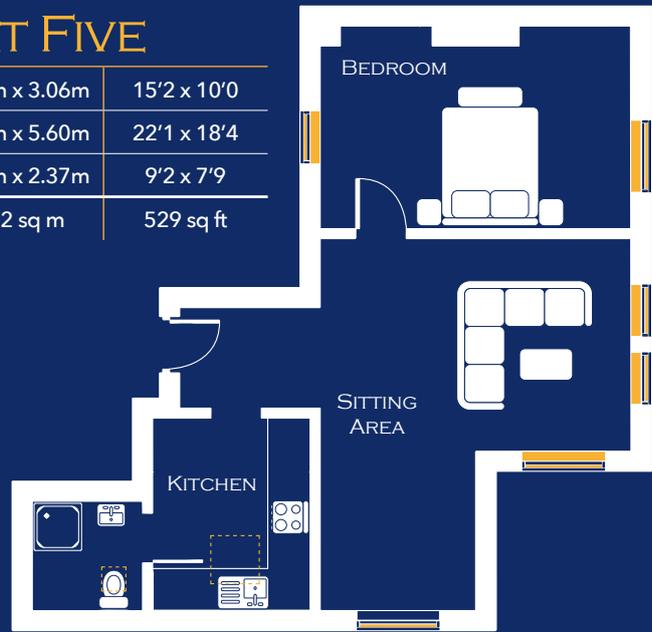
GROUND FLOOR



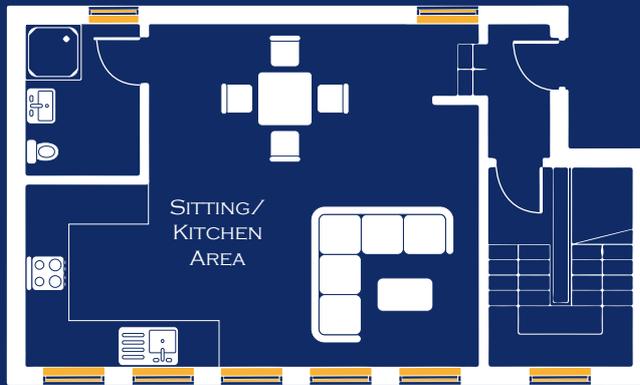


## FLAT FIVE

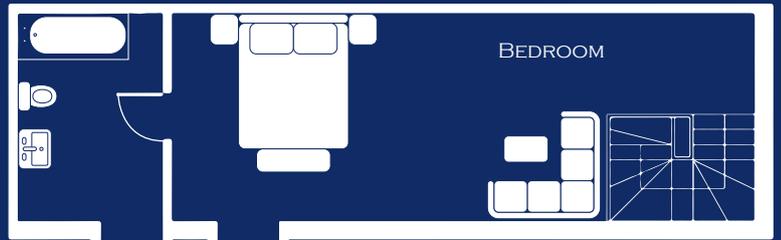
BEDROOM	4.62m x 3.06m	15'2" x 10'0"
SITTING	6.74m x 5.60m	22'1" x 18'4"
KITCHEN	2.79m x 2.37m	9'2" x 7'9"
TOTAL AREA	49.2 sq m	529 sq ft



### SECOND FLOOR

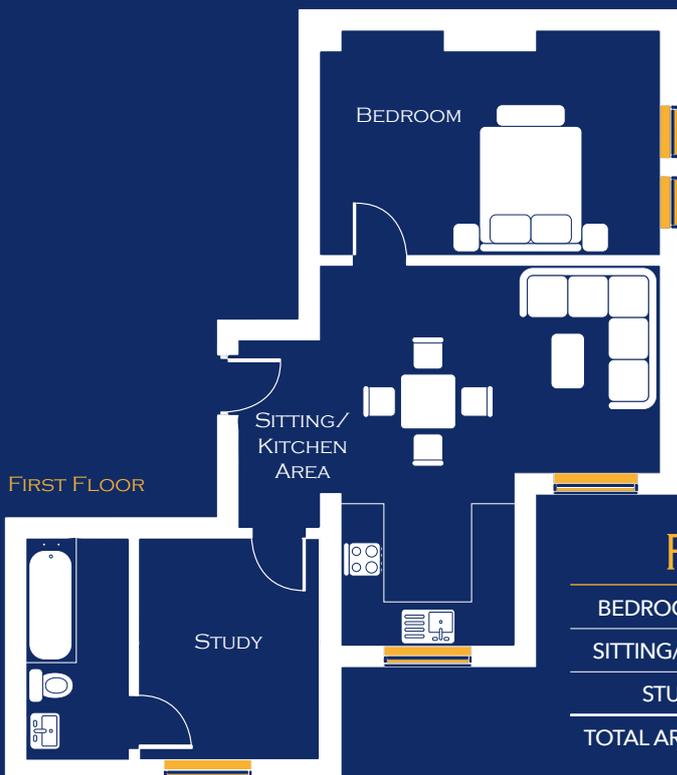


### FIRST FLOOR



## FLAT FOUR (DUPLEX)

BEDROOM	9.45m x 3.39m	31'0" x 11'1"
SITTING/KA	7.32m x 5.67m	24'0" x 18'7"
TOTAL AREA	93.7 sq m	1,008 sq ft



## FLAT THREE

BEDROOM	4.80m x 3.18m	15'9" x 10'5"
SITTING/KA	5.93m x 5.42m	19'5" x 17'9"
STUDY	3.13m x 2.55m	10'3" x 8'4"
TOTAL AREA	53.4 sq m	575 sq ft



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An example of the Clerkenwell Kitchen - for indicative purposes only.

## SPECIFICATION

### KITCHEN

Contemporary 'Clerkenwell' high gloss integrated handle kitchens (colours to include white, cream, stone, grey and graphite) all with laminate worktops, stainless steel sinks and integrated appliances, including: fridge/freezer, electric oven, electric hob, extractor hood and washer/dryer.

### BATH/SHOWER ROOMS

Contemporary white three piece sanitary ware with over bath shower. Part tiled walls and chrome heated towel rails. (No.5 will have a shower cubicle in place of a bath)

### HEATING

Gas fired central heating to radiators via a quality energy efficient 'Ideal' combination boiler, with on demand hot water.

### ELECTRICAL

Quality low energy light fittings throughout, including recessed downlights in some areas. TV and telephone points: in sitting areas and bedrooms.

### INTERNAL FINISHES

Walls to be finished in cream, woodwork in white with oak internal doors.

### ENERGY EFFICIENCY

The property has been designed to meet current regulations. The efficiency report has been commissioned and will be issued with sales memorandum.

### FLOOR COVERINGS

Bedrooms to be carpeted, sitting and kitchen areas will be fitted with hard flooring, and bathroom/shower room with vinyl flooring.

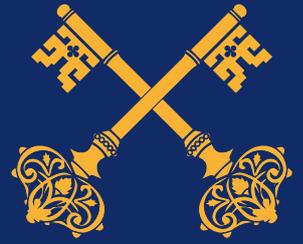
### LEGAL TENURE

The five apartments will hold an equal share of the freehold, being 1/5; with a generous leasehold.

Each of the five property owners will be joint members of the buildings own management company.

We suggest that the legal tenure is clarified for you by your own legal representative.

The length of lease and management costs are to be confirmed.



## CROSS KEYS

148 OCK STREET  
ABINGDON ON THAMES  
OXFORDSHIRE  
OX14 5DT

## ALL ENQUIRIES



ANDREW TOPPING



RACHEL MAZONOWICZ



KATHRYN WILSON

01235 550 550  
CROSSKEYS@BRECKON.CO.UK

SOLE AGENTS

Breckon & Breckon

est. 1947



## Contemporary apartment living within this historic market town.

The former Cross Keys public house has been considerably converted and thoughtfully designed, to create five modern apartments each with allocated parking. The original building dates back to the 17th century and has been known as the Cross Keys since 1854.

All five properties differ in design and layout: No's 1 and 2 have the benefit of their own personal front doors, whilst the remaining three properties are accessed via the communal entrance with a security intercom system. No.4 is a superb duplex apartment, situated over the first and second floors.

**Abingdon-on-Thames** is a thriving market town just eight miles south of Oxford and is reputed to be one of the oldest towns in England.

Facilities within the town cater for all ages; from sporting facilities and various social and community associations, to restaurants, supermarkets and a variety of independent and high street shopping.

**Ock Street** is perfectly located within easy reach of many of the town's amenities; and the delightfully leafy Albert Park is just a short walk away.

For commuters, the nearby A34 connects northbound to Oxford (circa 8 miles) and the M40 and southbound to the M4. Didcot Parkway is also within 8 miles and connects to London Paddington in approximately 50 minutes.

With such an excellent location, the Cross Keys will prove to be an excellent opportunity for a first time purchase or as an investment.

The lettings market within the town is as strong as anywhere in Oxfordshire, particularly for modern, individually designed town centre properties with their own allocated parking spaces.



**ALL ENQUIRIES**

**Breckon & Breckon**  
— est. 1947 —

**01235 550 550**

[crosskeys@breckon.co.uk](mailto:crosskeys@breckon.co.uk)

[breckon.co.uk](http://breckon.co.uk)