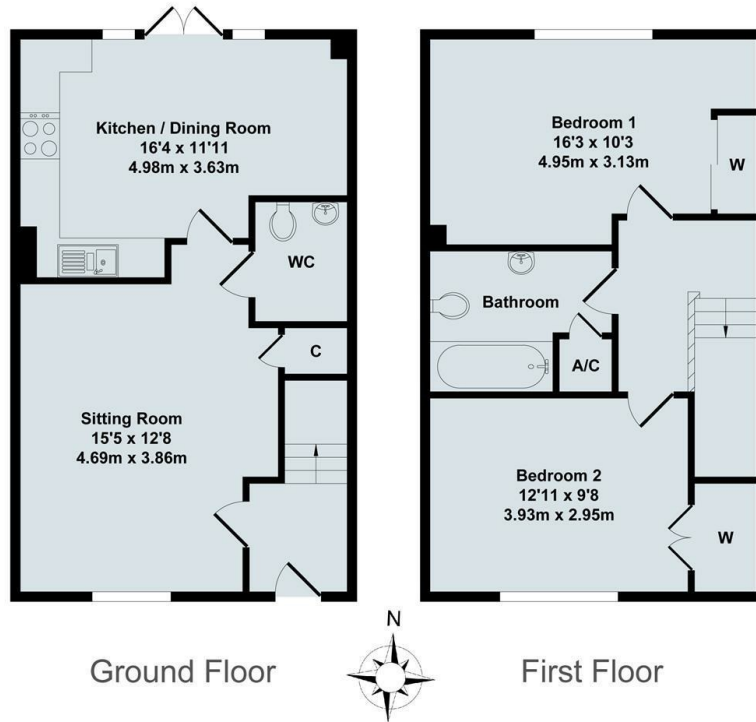




36 Baker Crescent, Radley, Abingdon, Oxfordshire, OX14 3XF

£1,595 Per Month - 9th September 2024.

- Brand new 2-bedroom home in Pye Homes Church Farm development, Radley.
- Open-plan kitchen/dining area with a 4-zone induction hob, single oven, and extractor hood.
- Luxury bathrooms featuring Geberit sanitary ware, chrome fittings, and Minoli tiles.
- EPC Band A Council Tax Band TBC
- Never lived in, offering a pristine and modern living environment.
- Underfloor heating on the ground floor, with radiator heating upstairs.
- Parking for 2 vehicles.
- Spacious living room with French doors leading to a beautifully garden.
- Energy-efficient air source heat pump central heating system.
- Prime location with excellent transport links, close to Radley train station, Abingdon, and Oxford.



Total Approx. Floor Area 902 Sq.Ft. (83.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Directions

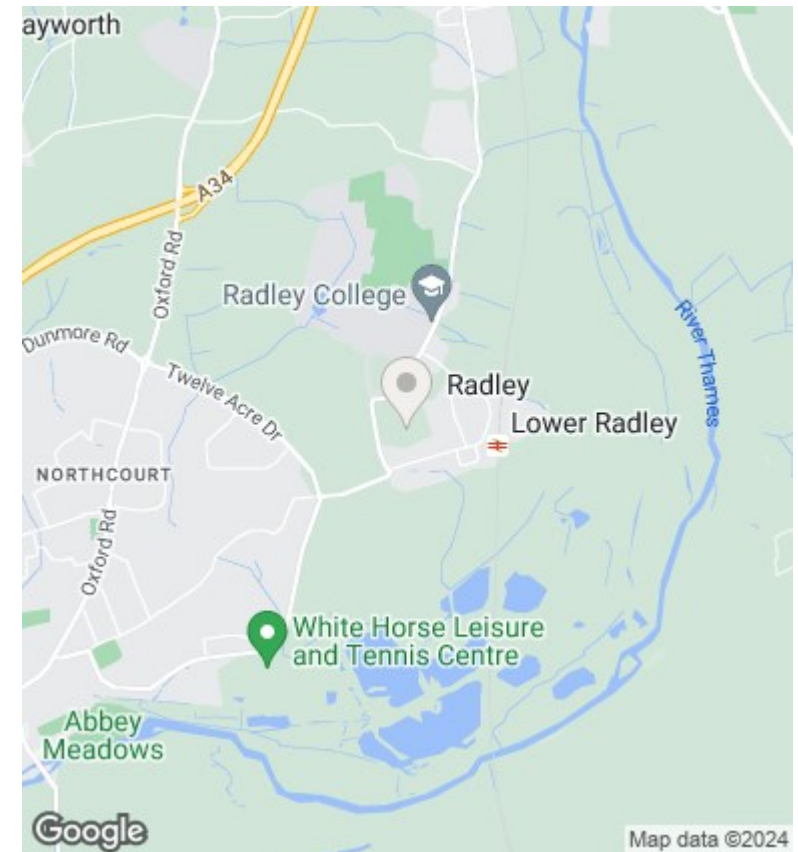
Viewings

Viewings by arrangement only. Call 01235 554950 to make an appointment.

Council Tax Band

EPC Rating:

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	97
(81-91) B		
(69-80) C		
(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	