



River View Terrace, Abingdon, OX14 5AE

£335,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A fabulous opportunity to acquire a superior 2 bedroom (with en-suite) second floor apartment, with lift access and generous size balcony. Pleasantly and conveniently situated in a town and country environment, within just a few moments' level walk to the town centre, whilst adjacent to the scenic river Ock, with woodland beyond, to which there is a lovely outlook from the residents only waterside gardens.

EARLY VACANT POSSESSION. NO ONWARD CHAIN

Built by award winning Berkeley Homes and forming part of their highly acclaimed Brewery development. There is a welcoming, light and airy atrium style communal entrance with security entry phone, stairs and lift access to all upper floors. The private entrance hall conveys a 'house like' feel immediately upon entering. The well-arranged accommodation is light and airy throughout, with a particularly impressive double aspect living room leading out onto a sizeable balcony. The kitchen has been comprehensively refurbished to an exacting high standard. There are built in wardrobes to both comfortable size bedrooms and en-suite to the master.





Key Features

- Gas Central heating (radiators)
- Double glazed windows
- Stylish sanitary ware
- Council Tax band: D
- Allocated car parking space
- Service Charge - £1242.16 per annum
- Ground Rent - £250 per annum (Reviewable)
- Lease 125 years from 03.2001 - 102 years remaining
- EPC Rating C

The Location

Abingdon is an Historic Thameside market town, providing comprehensive shopping, schooling and recreational amenities. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4. Didcot Parkway is circa 8 miles and connects to London Paddington in as little as 36 minutes.

Approximate Gross Internal Area 752 sq ft – 70 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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