



66 Thames View, Abingdon, OX14 3ZB

Guide Price £260,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well-presented two-bedroom first-floor apartment, ideally situated just a few minutes' walk from Abingdon's historic town centre.

This charming property features a spacious hallway with ample storage, two generously sized double bedrooms, a versatile 'Jack and Jill' bathroom offering private or shared facilities, and a well-fitted open-plan kitchen/living room perfect for modern living.

Additionally, the apartment comes with allocated parking.

Enjoy the perfect blend of contemporary comfort and historic charm in this exceptional apartment.



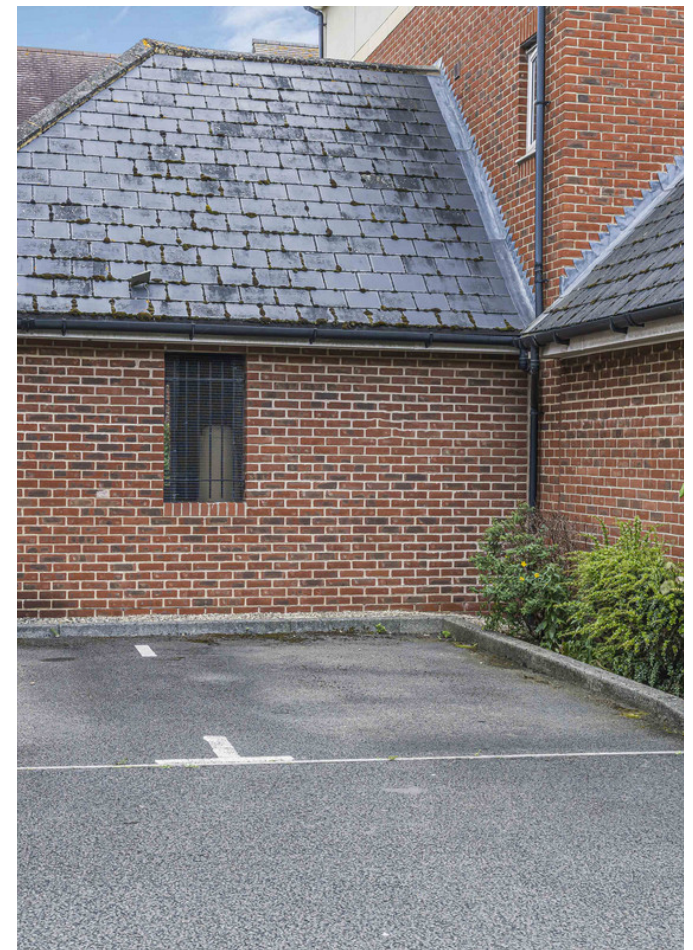


## Key Features

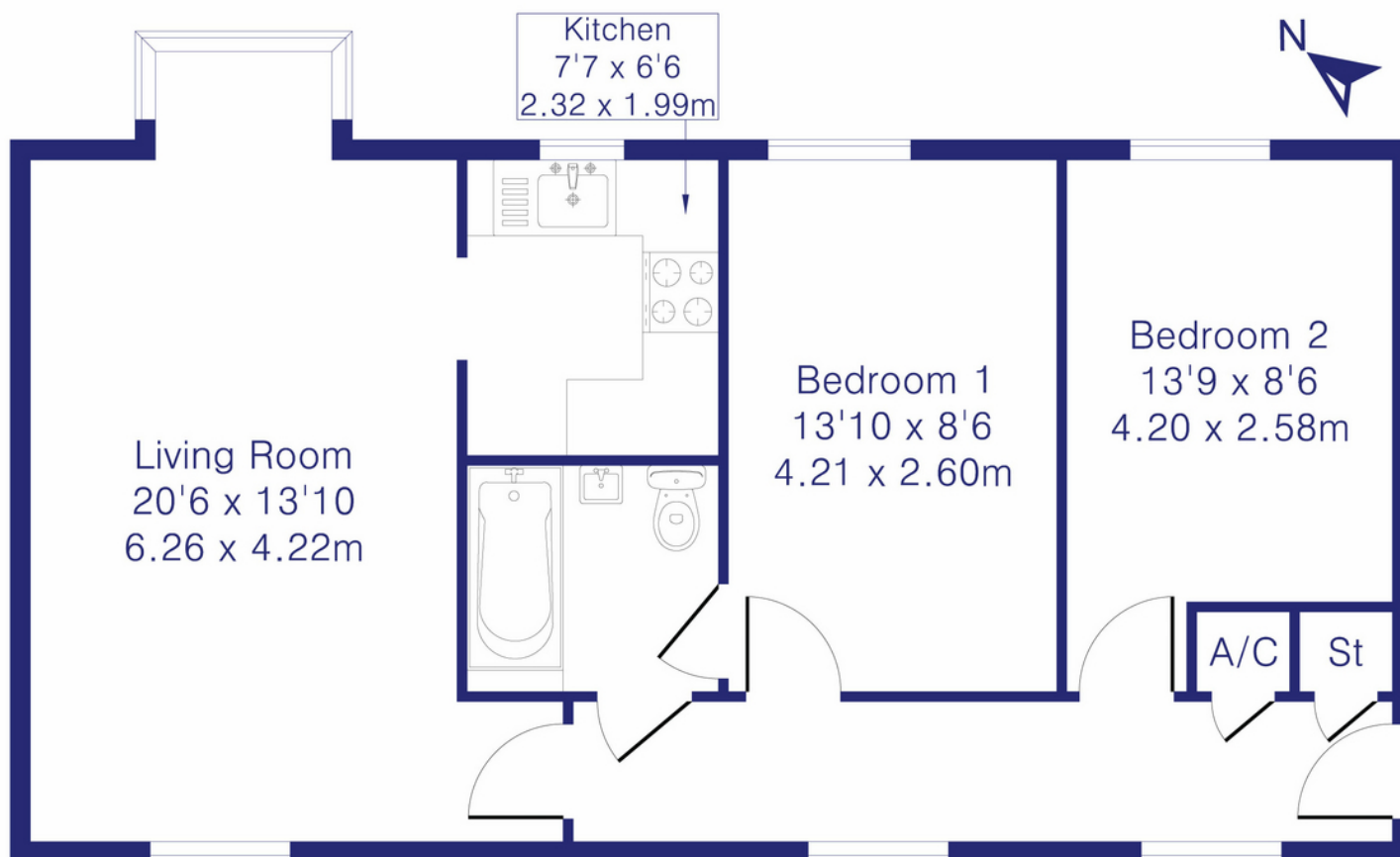
- Two double bedrooms
- Close to the town centre
- EPC Rating C/ Council Tax band: C
- Allocated parking
- Communal lock up bike/storage shed
- Service Charge: £1258 per annum
- Ground Rent: £260 per annum
- Lease - 155 years from 2005 (136 remaining)

## The Location

Abingdon's historic town centre is accessible on foot and the property is located less than 5 minutes' walk from Waitrose. There is a nearby range of schools catering for all ages and the Vale of White Horse tennis and leisure centre is within half a mile away. Radley Station is within a couple of miles, providing a branch line connection to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington, in as little as 36 minutes. The nearby A34 connects northbound to Oxford and the M40, southbound to the M4



## Approximate Gross Internal Area 640 sq ft – 59 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Abingdon Office**  
51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000  
E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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.

