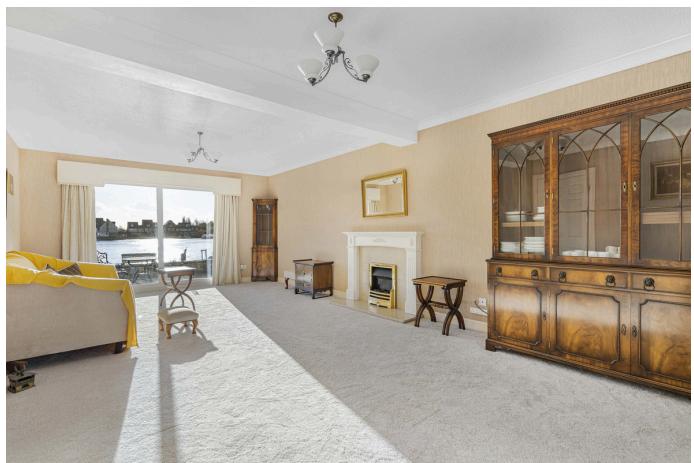




15 North Quay, Abingdon Marina, OX14 5RY

Guide Price £725,000 Freehold

THOMAS
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The Property

An attached waterside residence, built in the late 1980's with a southerly aspect directly overlooking the marina basin, which all principal rooms and generous size balcony take full advantage of.

The width of the direct water frontage is greater than most, with direct access onto its adjacent mooring pontoon, sufficient in size to accommodate a circa 30ft boat. The split-level patio/ sun terrace is ideal for alfresco dining. The waterside edge of the patio area has fitted retaining safety railings. In addition to a detached single size garage with driveway, location directly opposite the house, there is further off-road parking directly in front of the main residence.

Offering 1631 square feet of accommodation, the rooms are comfortably proportioned and thoughtfully arranged over its ground and first floors.

An internal inspection will enable the properties many fine attributes to be fully appreciated.

Material Information

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway and garage in a nearby block
- Broadband Coverage: Basic to Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



Key Features

- Gas central heating (radiators)
- Double glazed windows with diamond leaded window panes
- NO ONWARD CHAIN
- Early vacant possession available
- Detached single garage and ample off-road parking
- Sizeable split level patio garden/terrace
- Generous balcony
- Council tax band: G
- EPC rating: C

The Location

Occupying one of the best positions within the acclaimed Abingdon Marina, with direct waterside frontage, private mooring pontoon, detached garage and an enviable southerly aspect over the entire marina basin. This highly sought after residential environment is approximately 1.5 miles to the south of Abingdon's town centre, to which there is a delightful river side walk (via Wilsham Road) along the river Thames. There is an excellent range of state and private schools catering for all ages. The nearby A34 connects northbound to Oxford (9 miles) and the M40, southbound to the M4. Didcot Parkway is located approximately 7 miles to the south, and provides a regular mainline connection to London Paddington in as little as 36 minutes.



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.

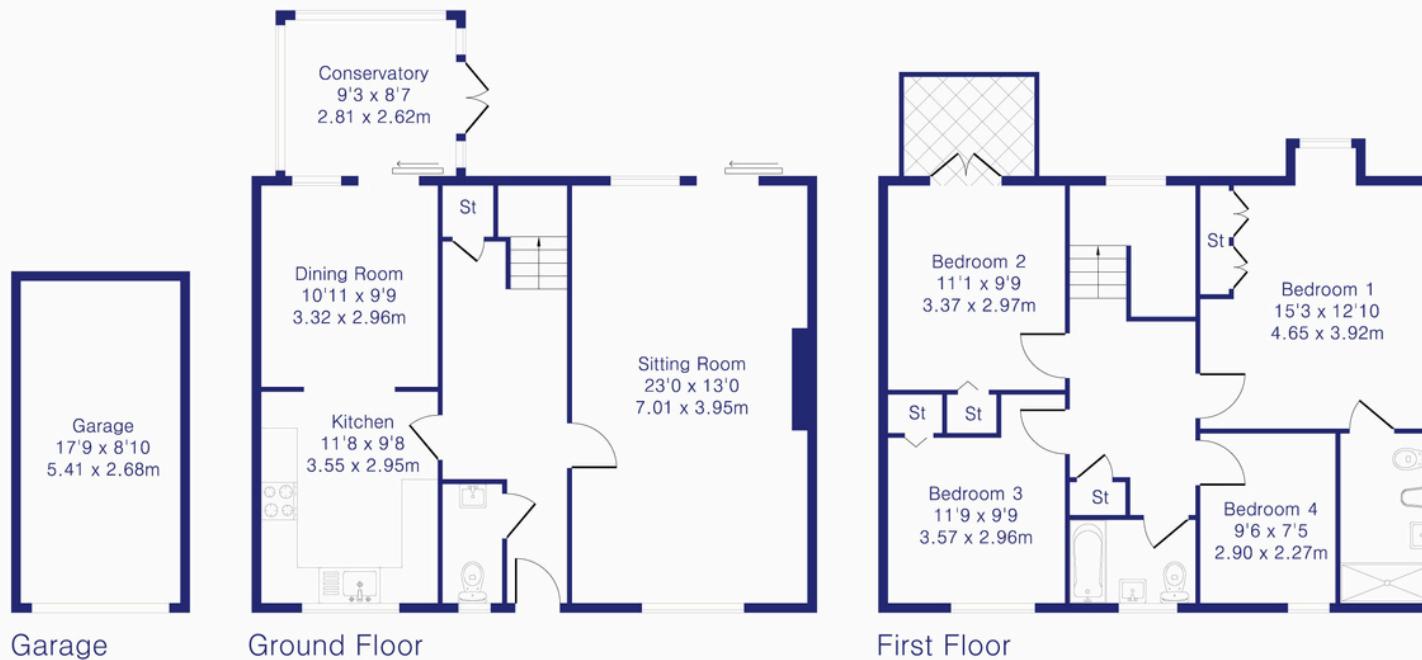
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 1631 sq ft - 151 sq m

Ground Floor Area 777 sq ft – 72 sq m

First Floor Area 698 sq ft – 65 sq m

Garage Area 156 sq ft – 14 sq m



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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