



54 Marina Way, Abingdon, OX14 5TN

Guide Price £259,950

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented and spacious two-bedroom ground floor maisonette, ideal for first-time buyers, investors, or downsizers. Located in the sought-after Abingdon Marina development, this light-filled property offers a quiet yet convenient setting. It has a private entrance leading into a welcoming hallway with ample built-in storage.

The well-equipped kitchen provides generous storage and space for a small dining area. The bright and spacious living room offers a comfortable place to relax or entertain. Both double bedrooms are positioned on opposite sides of the living space, ensuring privacy and flexibility for different needs.

To the rear, a communal garden provides outdoor space for residents, while allocated parking ensures convenient off-road parking.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Two allocated parking spaces.
- Broadband Coverage: Superfast broadband speed is available at this property along with coverage from O2, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.





Key Features

- Spacious Two-Bedroom Maisonette – Well-presented ground floor home.
- Sought-After Marina Location – Quiet setting with riverside walks nearby.
- Private Entrance & Storage – Practical layout with a welcoming hallway.
- Convenient Location – Close to Abingdon town centre and amenities.
- Communal Garden & Allocated Parking
- Good Transport Links – Easy access to Oxford, Didcot, and beyond.
- EPC Rating C - Council Tax Band C

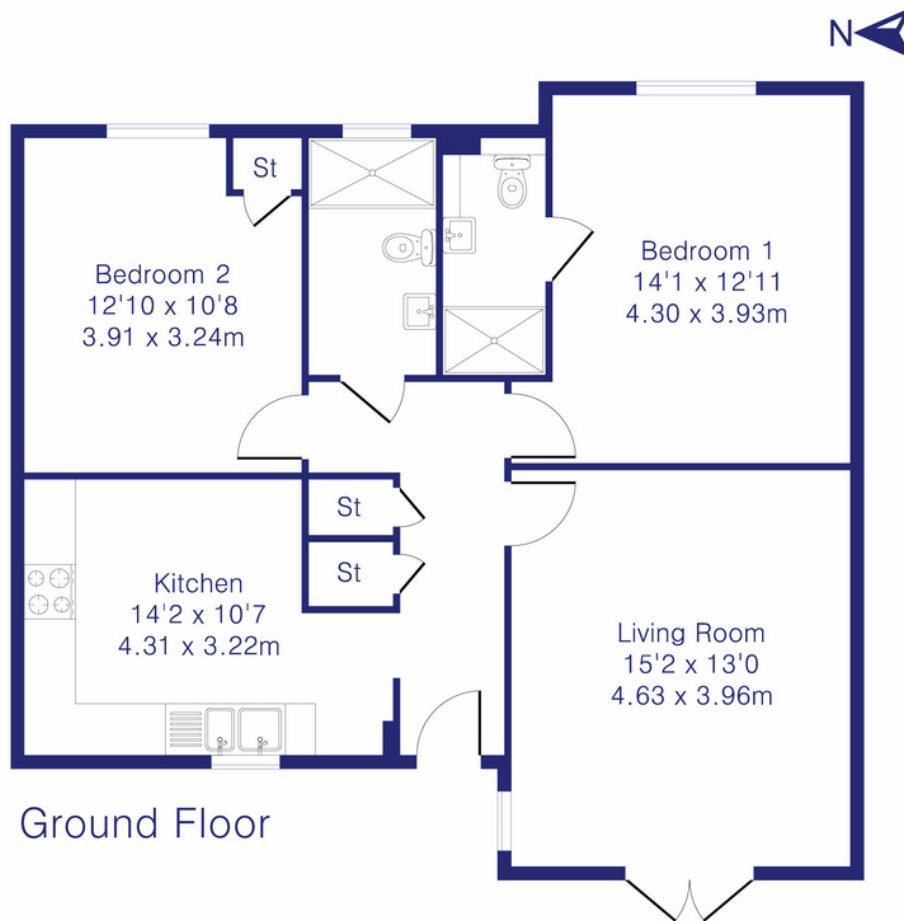
The Location

Marina Way is a sought-after location within the Abingdon Marina development, offering a peaceful waterside setting while remaining conveniently close to the town centre. This desirable area is perfect for those seeking a relaxed lifestyle with scenic walks along the River Thames, green open spaces, and a friendly community atmosphere.

Abingdon's historic town centre is just a short distance away, providing a variety of shops, cafés, restaurants, and essential amenities. Excellent transport links connect Marina Way to Oxford, Didcot, and beyond, making it an ideal choice for commuters, investors, and those looking to enjoy riverside living.



Approximate Gross Internal Area 823 sq ft - 76 sq m



Ground 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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