



River View Terrace, Abingdon, OX14

Guide Price £325,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rare opportunity to acquire a well presented and superior two-bedroom top-floor apartment, complete with en-suite facilities, and the convenience of lift access, situated within the highly regarded Brewery development.

Pleasantly and conveniently located just a short and level walk from the vibrant Abingdon town centre, this apartment enjoys a prime position adjacent to the picturesque River Ock, with woodland views beyond. The tranquil waterside gardens, accessible exclusively to residents, provide a peaceful retreat while enjoying the scenic backdrop.

A welcoming and contemporary communal entrance sets the tone for this stylish property, featuring secure entry-phone access which provides additional peace of mind, while both stairs and lift access ensure easy access to all upper floors. Internally, the apartment is thoughtfully designed to maximise light and space. The well-arranged accommodation is bright and airy throughout, with a particularly impressive double-aspect living room, a well-equipped kitchen featuring modern appliances and ample storage. Both bedrooms are comfortable in size and benefit from built-in wardrobes, with the principal bedroom further enhanced by a stylish en-suite shower room.





Key Features

- • Gas central heating with radiators
- • Double-glazed windows
- • Lift access
- • Council Tax Band: D
- • EPC Rating: C
- • Allocated car parking space
- • Ground rent: £250 per annum (reviewable every 25 years)
- • Lease: 125 years from March 2001 (101 years remaining)
- Service Charge £1445.80 per annum

The Location

Abingdon offers a wealth of amenities, including independent shops, larger supermarkets, cafes, & restaurants. It is well-served by reputable schools & has excellent leisure facilities. The Brewery is one of Abingdon's sought-after residential developments, combining contemporary living with the town's historic surroundings. Originally the site of Morland's Brewery, this thoughtfully designed development retains elements of its industrial heritage. The nearby A34 provides direct access northbound to Oxford & the M40, while southbound connections lead to the M4. For those commuting to London, Didcot Parkway is approximately 8 miles away, offering train services to London Paddington in as little as 45 minutes.



The floor plan shows a rectangular building layout. At the top left is Bedroom 1 (13'2 x 10'0 / 4.01 x 3.05m). To its right is Bedroom 2 (14'2 x 8'11 / 4.32 x 2.72m). Below Bedroom 1 are three storage areas labeled 'St'. Below Bedroom 2 is one storage area labeled 'St'. In the center is the Kitchen (8'11 x 6'9 / 2.72 x 2.06m) featuring a four-burner stove, a sink, and a refrigerator. To the left of the kitchen are two more storage areas labeled 'St'. At the bottom is the Sitting/Dining Room (20'3 x 11'11 / 6.18 x 3.62m). A bathroom is located between the kitchen and the sitting/dining room, containing a bathtub, toilet, and sink. A north arrow points towards the top right corner.

Room	Dimensions (Imperial)	Dimensions (Metric)
Bedroom 1	13'2 x 10'0	4.01 x 3.05m
Bedroom 2	14'2 x 8'11	4.32 x 2.72m
Kitchen	8'11 x 6'9	2.72 x 2.06m
Sitting/Dining Room	20'3 x 11'11	6.18 x 3.62m



**Certified
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Measurer**

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