



81 West St. Helen Street, Abingdon, OX14 5BT

Guide Price £225,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated on the top floor, this two-bedroom apartment presents an excellent opportunity for buyers looking to add their own personal touch. In need of modernisation, the property is located in a beautiful position within the town centre, offering a fantastic outlook across the rooftops of historic Abingdon. Just moments from local shops, amenities, and picturesque riverside walks, the apartment also benefits from a garage—an increasingly rare feature in such a central location. With great potential and a highly desirable setting, this is an ideal project for those seeking character, convenience, and long-term value.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Garage.
- Broadband Coverage: 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: Very 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

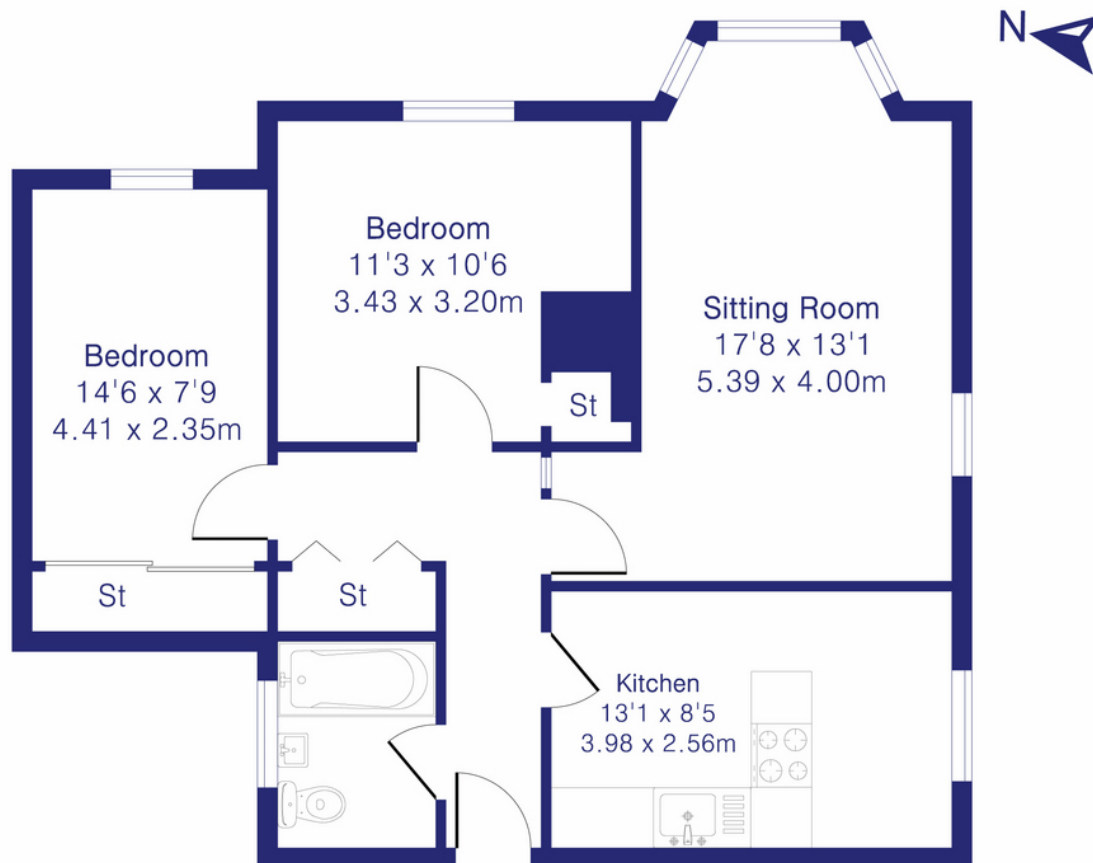
- Fantastic views across Abingdon's rooftops
- Great potential for modernisation
- Includes a private garage
- Close to shops, cafés, and riverside walks
- Rare opportunity in a historic setting
- EPC Rating D - Council Tax Band C
- 999 Year lease - issued 25/12/1972
- Maintenance Charge - £700/Annum

## The Location

West St. Helen Street is one of Abingdon's most charming and historic central locations, situated just moments from the River Thames and the picturesque St. Helen's Church. This sought-after area offers immediate access to the town's wide range of shops, cafés, restaurants, and weekly markets, all set within a vibrant community atmosphere. Riverside walks and green spaces such as the Abbey Gardens and Meadows are within easy reach, providing peaceful retreats in the heart of town. Excellent bus links connect Abingdon to Oxford and Didcot, while nearby rail stations offer fast routes to London and beyond, making it a convenient location for both work and leisure.



## Approximate Gross Internal Area 657 sq ft - 61 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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