



64 Thames View, Abingdon, OX14 3ZB

Guide Price £275,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented and significantly upgraded two-bedroom ground floor apartment, modernised to an excellent standard by the current owners.

The refreshed interior boasts a contemporary aesthetic with new flooring fitted in the lounge and hallway, complemented by a recent, neutral paint scheme throughout the main living areas. The well-laid-out accommodation includes a spacious open-plan kitchen/living room (featuring a new cooker and hob), a main double bedroom with an en-suite (with a new heated towel rail and built-in wardrobes), a second bedroom with built-in storage, and a stylish walk-in wet room (converted from the original family bathroom).

Further practical benefits include a new water tank and shower pump, and ample storage (including a dedicated space for a tumble dryer).

Externally, the property benefits from allocated parking, visitor parking, and a secure communal storage area.

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric radiator heating.
- Parking: Allocated parking space.
- Broadband Coverage: Superfast 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: None known.





Key Features

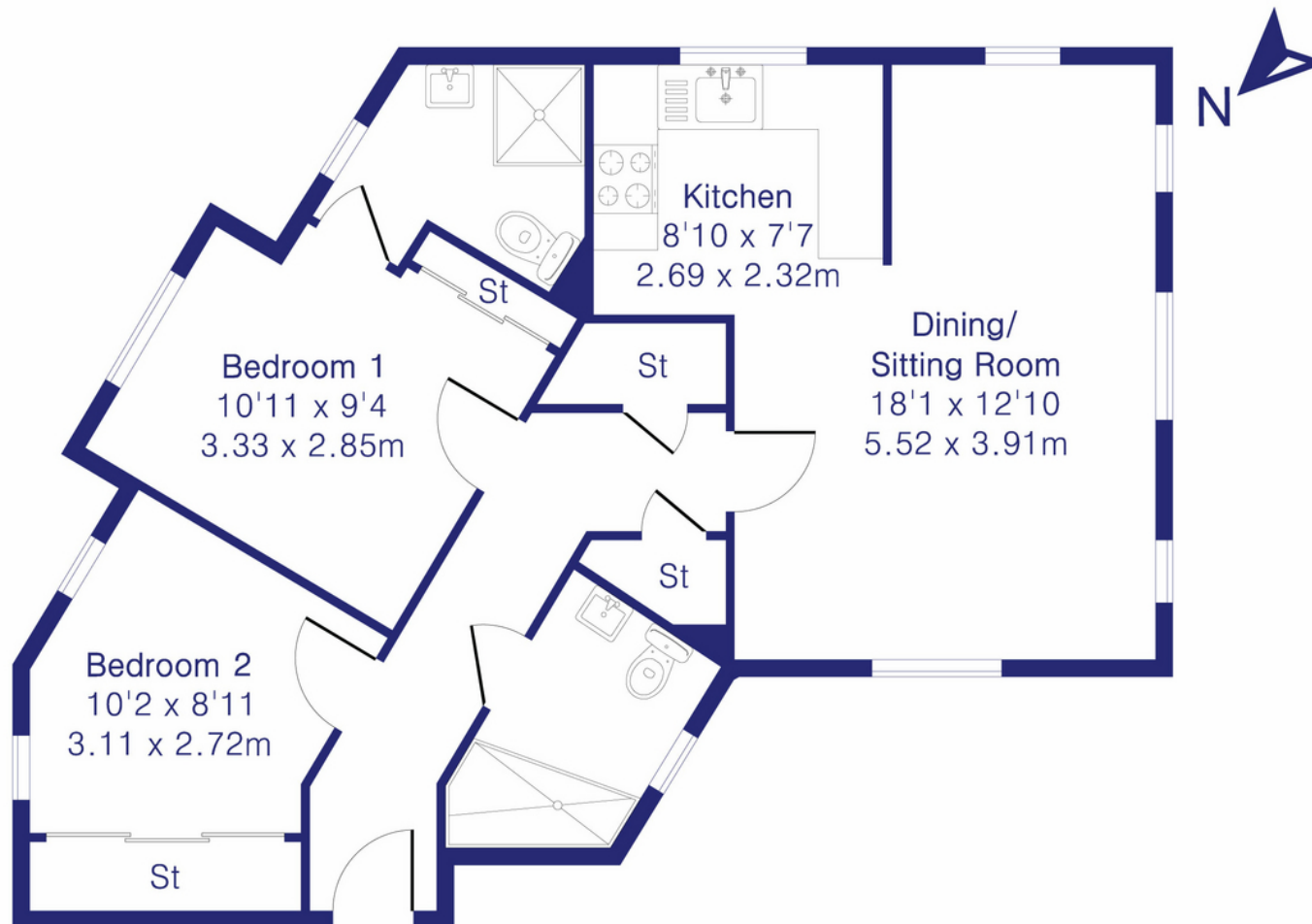
- Superbly Upgraded two-bedroom ground floor apartment.
- Master bedroom with built-in wardrobes and modern en-suite.
- Stylish, recently converted walk-in wet room.
- Allocated parking space (plus visitor parking).
- Minutes from Abingdon town centre and Thames riverside walks.
- Ground Rent - £260/annum – Maintenance Charge - £2100/annum
- Lease length 155 years from 2005 - 135 years remaining.
- EPC Rating C - Council Tax Band C

The Location

Embrace idyllic living at Thames View, perfectly situated near the beautiful River Thames and the tranquil Abbey Meadows. This sought-after development is just a short walk from Abingdon's historic market town centre, providing charming independent shops, cafes, and restaurants. Commuters benefit from excellent road links via the nearby A34, and fast rail connections to London Paddington are easily accessible from Radley or Didcot Parkway stations, making this the ideal location for both convenience and quality of life.



Approximate Gross Internal Area 668 sq ft - 62 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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