



Marina Way, Abingdon

Connells

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A generously proportioned ground floor apartment with spacious accommodation comprising of an entrance hall with good storage, off of which are the family bathroom and two bedrooms, the master bedroom is of particular note, a good size bedroom with benefit of an en-suite shower room. The heart of the home is undoubtedly the striking open plan kitchen/dining/living room. Double aspect with a fitted kitchen to include integral gas hob, oven. Fridge, freezer and dishwasher. There is ample room for a good size dining table and lounge area.

Externally the apartment benefits from an allocated parking space, communal grounds including bin/bike store.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Hall

Kitchen

Living Room/Diner

Study

Bedroom

13'1 X 13'1

En Suite

2'11 X 11'1

Bathroom

9'2 X 4'11







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Ground floor two bedroom, two bathroom apartment with rear access out to the pretty communal grounds and patio area ideal for alfresco enjoyment. Parking space to the front.

Offers in Excess of

£240,000

EPC Rating: C

Council Tax Band: C

Tenure: Leasehold

Years left on lease: 976

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To view this property please contact us on

01235 555611

or email abingdon@connells.co.uk

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

