



**Thames View, Abingdon, OX14 3ZB**

**welcome to**

## **Thames View, Abingdon**

Spacious Two-Bedroom Ground Floor Flat on Thames View. Welcome to this well-presented ground floor flat located in the sought-after Thames View development. This property offers comfortable and modern living spaces, ideal for those seeking convenience and style. Upon entering, you're greeted by a welcoming entrance hall that leads directly to the second bedroom, providing a practical layout for residents and guests alike. The hallway continues to the principal bedroom, which boasts direct access to the bathroom. The main living and dining area has been recently updated with new flooring and benefits from electric underfloor heating, creating a warm and inviting atmosphere. Adjacent to the living area, the kitchen is well-appointed, offering ample storage and workspace for culinary enthusiasts.



**Kitchen**

8' x 6' 6" ( 2.44m x 1.98m )

**Living Room**

18' 6" x 10' 3" ( 5.64m x 3.12m )

**Bedroom One**

14' 9" x 8' 6" ( 4.50m x 2.59m )

**Bedroom Two**

12' x 8' 9" ( 3.66m x 2.67m )

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](http://www.focalagent.com)



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## **Thames View, Abingdon**

- Two Bed Apartment
- Ground Floor
- Car Port Parking
- En-Suite Shower Room

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1475.00

Ground Rent: 260.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The property includes a covered parking spot, providing secure and convenient parking for residents. Situated in a quiet setting with riverside walks nearby, this flat is also conveniently located close to the town centre and its amenities. With good transport links offering easy access to surrounding areas, this property combines modern living with a prime location. Experience the blend of comfort and convenience in this delightful Thames View flat-perfect for first-time buyers, investors, or those looking to downsize without compromising on quality.

# £240,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/ABI108236](https://allenandharris.co.uk/Property/ABI108236)



Property Ref:  
ABI108236 - 0006

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