



West Quay, Abingdon, OX14 5TL

Guide Price £435,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

The first floor offers a bright and spacious double-aspect living and dining area, finished with recently refinished Maplewood flooring and designed to maximise natural light. Sliding doors open onto a private balcony with elevated views over Abingdon Marina and the private mooring beyond, providing a wonderful space to relax and enjoy the surroundings. The separate kitchen is well-equipped with built-in appliances, tiled splashbacks and ample storage.

The second floor provides three versatile bedrooms and a modern family bathroom. The principal bedroom and second double bedroom both enjoy attractive views across the marina and sunrise, while the third bedroom is currently arranged as a home office but offers flexibility as a single bedroom or study. A generous loft space provides excellent additional storage.

A standout feature of the property is the private balcony overlooking the water, complemented by the rare benefit of a private mooring on the marina. The property also benefits from a single garage and allocated parking space, providing convenient off-road parking.





Key Features

- Stunning waterside setting overlooking Abingdon Marina
- Private balcony with elevated marina views
- Rare private mooring included
- Spacious double-aspect living and dining area
- Two double bedrooms with marina views
- Single garage and allocated parking space
- Generous loft space providing excellent storage
- No onward chain
- EPC Rating C - Council Tax Band E
- Long Lease - 176 Years Remaining - Service Charge £1190/annum



The Location

Enjoying a desirable waterside setting overlooking Abingdon Marina, the property is within easy reach of Abingdon town centre, offering a wide range of shops, cafés, restaurants, leisure facilities and riverside walks.

Excellent transport links are available via the A34, providing easy access to Oxford, Didcot and the surrounding areas, while Didcot Parkway offers regular rail services to London Paddington.

The area combines a peaceful marina lifestyle with the convenience of nearby amenities and the beautiful Oxfordshire countryside.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos.

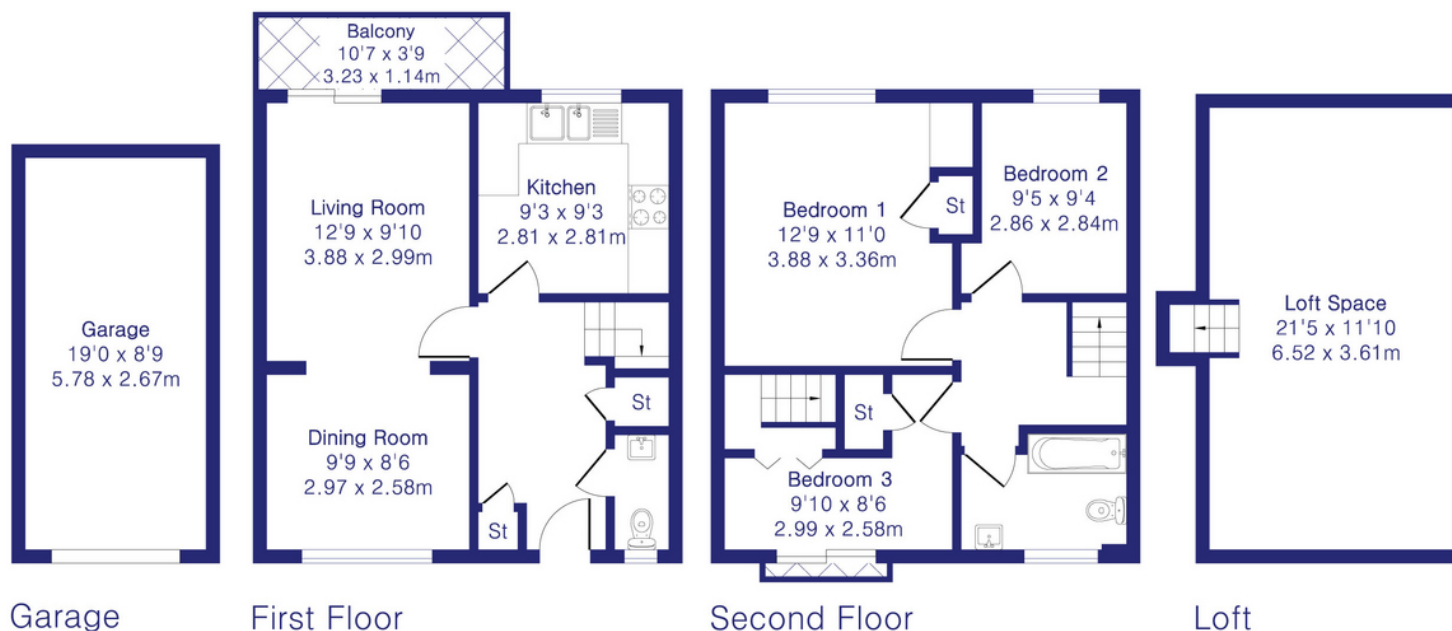
Approximate Gross Internal Area 1266 sq ft - 117 sq m (Including Garage)

First Floor Area 421 sq ft – 39 sq m

Second Floor Area 421 sq ft – 39 sq m

Loft Area 258 sq ft – 24 sq m

Garage Area 166 sq ft – 15 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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