

Marina Way, Abingdon, OX14 5TN Guide Price £240,000 Leasehold THOMAS MERRIFIELD



The Property

A well-presented and spacious two-bedroom ground floor maisonette, ideal for first-time buyers, investors, or downsizers. Located in the sought-after Abingdon Marina development, this light-filled property offers a quiet yet convenient setting. It has a private entrance leading into a welcoming hallway with ample built-in storage.

The well-equipped kitchen provides generous storage and space for a small dining area. The bright and spacious living room offers a comfortable place to relax or entertain. Both double bedrooms are positioned on opposite sides of the living space, ensuring privacy and flexibility for different needs.

To the rear, a communal garden provides outdoor space for residents, while allocated parking ensures convenient off-road parking.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Two allocated parking spaces.
- Broadband Coverage: Superfast broadband speed is











- Sought-After Marina Location Quiet setting with riverside walks nearby.
- Communal Garden & Allocated Parking
- Good Transport Links Easy access to Oxford, Didcot, and beyond.
- EPC Rating C Council Tax Band C
- Leasehold 999 Years from 9th November 2001
- Annual Maintenance Charge £1516.52

The Location

Marina Way is a sought-after location within the Abingdon Marina development, offering a peaceful waterside setting while remaining conveniently close to the town centre. This desirable area is perfect for those seeking a relaxed lifestyle with scenic walks along the River Thames, green open spaces, and a friendly community atmosphere.

Abingdon's historic town centre is just a short distance away, providing a variety of shops, cafés, restaurants, and essential amenities. Excellent transport links connect Marina Way to Oxford, Didcot, and beyond, making it an ideal choice for commuters, investors, and those looking to enjoy riverside living.

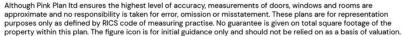




Approximate Gross Internal Area 823 sq ft - 76 sq m











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