



Marina Way, Abingdon, OX14 5TN

Guide Price £240,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



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





Key Features

- 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



Ground Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

