



Thames View, Abingdon, OX14 3GL

Guide Price £265,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This spacious and well-presented two-bedroom second floor apartment is ideally located in Abingdon Town Centre, just off Thames View, offering bright, neutrally decorated accommodation with excellent storage throughout.

Accessed via a welcoming central hallway with built-in storage cupboards, the property opens into a generous sitting room filled with natural light, featuring a classic dado rail and double-glazed French doors leading to a Juliet balcony. Adjacent is a modern fitted kitchen with contemporary white gloss units, wood-effect worktops, integrated appliances, and a wall-mounted gas boiler.

Both bedrooms are comfortable doubles. The principal bedroom benefits from extensive fitted wardrobes and overbed storage, while the second bedroom also includes a useful integrated storage cupboard. The accommodation is completed by a stylish, fully tiled bathroom comprising a white suite, panelled bath with shower over and glass screen, and pedestal wash hand basin.

Externally, the property forms part of an attractive modern development set within well-maintained communal grounds, including mature lawns and established shrubbery. To the front, a residents' courtyard provides convenient access and the rare advantage of two allocated parking spaces.





Key Features

- Spacious two-bedroom second floor apartment in Abingdon town centre
- Bright and airy sitting room with Juliet balcony
- Modern fitted kitchen with integrated appliances
- Two well-proportioned double bedrooms with built-in storage
- Principal bedroom with extensive fitted wardrobes
- Contemporary fully tiled bathroom with shower over bath
- Two allocated parking spaces within residents' courtyard
- Being sold with no onward chain for a smoother purchase
- EPC Rating C - Council Tax Band C



The Location

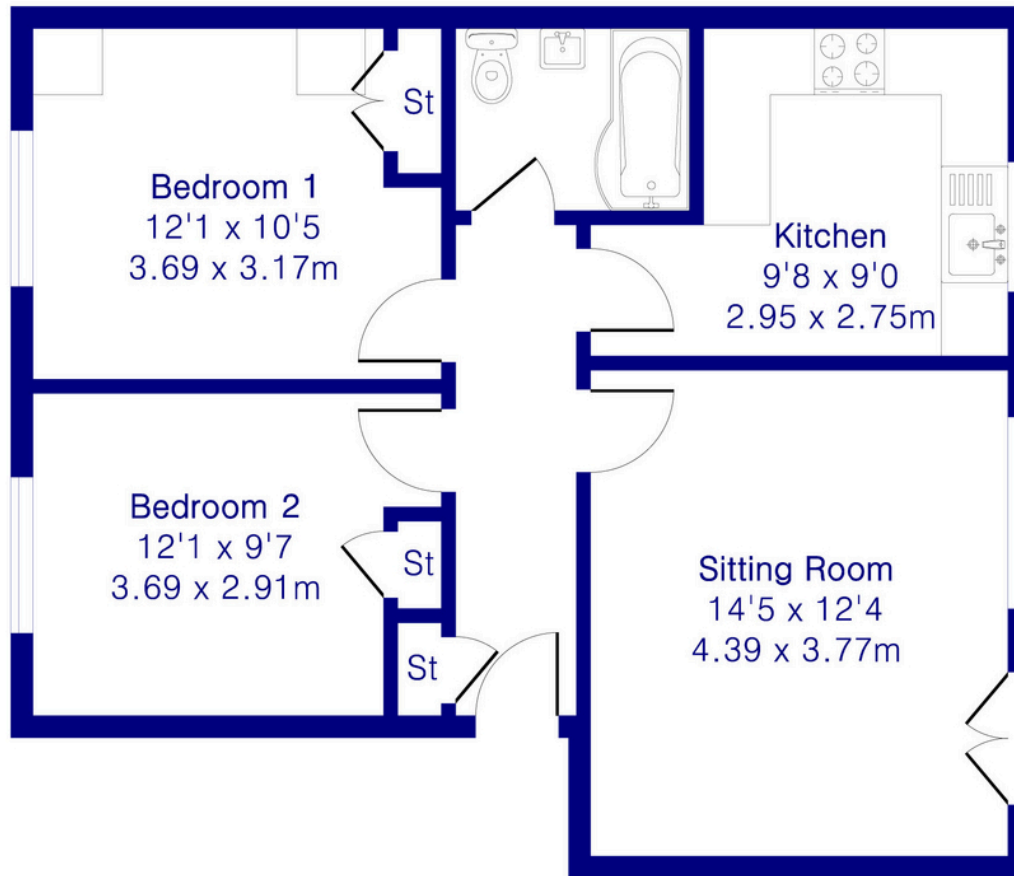
Thames Court is a well-regarded residential development ideally positioned in the heart of Abingdon, offering excellent access to the town centre while enjoying a peaceful setting just moments from the River Thames. Residents benefit from a highly convenient location with a wide range of shops, cafés, and everyday amenities within easy walking distance.

The area is particularly popular for its blend of historic charm and modern convenience, with Abingdon's picturesque riverside walks, market square, and leisure facilities all close by. Commuters are well served, with regular bus links to Oxford, Didcot, and surrounding villages, as well as convenient access to the A34 connecting to the wider motorway network.

Some material information to note: Gas fired central heating. Mains water, mains electrics. 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 2 allocated parking spaces. The government portal generally highlights this as a very 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 635 sq ft - 59 sq m



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