



Oliver
James



Marina Way, Abingdon, OX14 5TN

£275,000

Description

Situated in a small development with a mix of modern houses and apartments close to the banks of the river Thames and less than 1 mile from the town centre is this spacious ground floor apartment presented in excellent condition throughout.

Offered for sale as end of chain this property enjoys a 16ft sitting room with French doors leading out to a small patio area and a good sized kitchen/breakfast room.

There are two double bedrooms with master en-suite shower and a separate modern bathroom.



The apartment is double glazed and gas central heated and comes with its own allocated parking space as well as various other visitors' spaces. There is also a long lease in excess of 980 years.

Ideal for first time buyers and investment buyers.



Directions

Leave Abingdon along the Drayton Road, continue over the next two Roundabouts and then take the second left turning onto Preston Road. Continue and take the third turning on the right hand side into Lambrick Way and 2nd left into Marina Way. The apartment can be found further down on the right hand side.

Location

The property is situated on the southern edge of Abingdon with good access to Milton Park, Harwell and both Didcot, Oxford and Radley rail stations.

The market and riverside town of Abingdon is situated c.6 miles from the city of Oxford and within the town there are excellent shopping and leisure facilities with numerous well regarded state and private schools close by, plus Frilford Heath and Drayton golf courses. Didcot Station (c.8 miles) where London (Paddington) is reachable in 45 minutes is an easy drive and access to the A.34 is under 1 mile.

The local area has a comprehensive range of independent schools including The Manor Prep, The School of St. Helen and St Katharine, Our Lady's Convent Senior School and Abingdon School as well as a range of good state schooling.



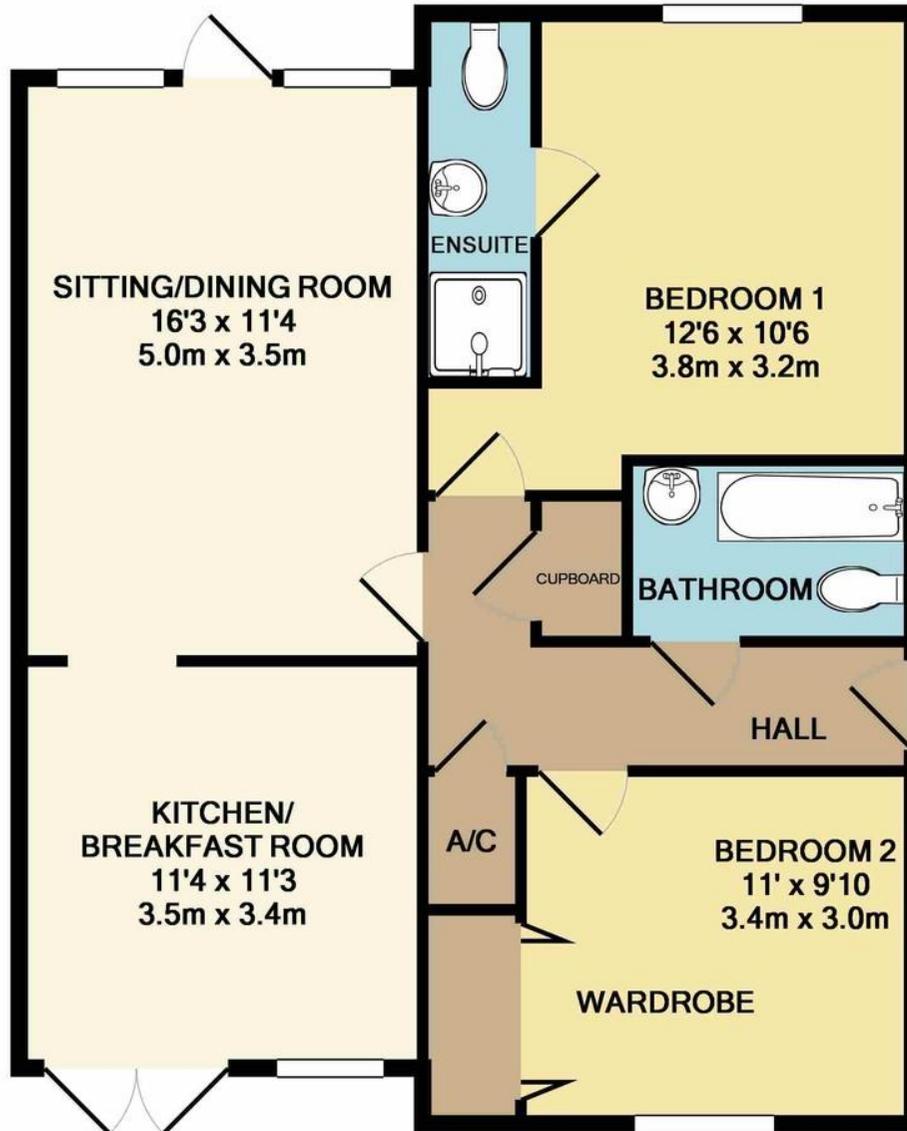
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TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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