



MARINA WAY, ABINGDON, OX14 5TN



OVERVIEW

This Modern First Floor Apartment is located in the well-favoured Abingdon Marina Development. Constructed by the reputable Oxford Builders Ede Homes it is offered with a 999 year Lease from 1st January 2001 and No Ground Rent. The apartment is set in a well-maintained block with Communal Grounds, Residents and Visitors Parking plus Bike Stores.

The Development is set alongside the Marina with attractive walks on the Thames Towpath to Abingdon Town Centre. There are local bus services to Didcot, Milton Park and Oxford with major employers and Parkway Mainline Station.

Commuters benefit from access to A34 at A415 junction in Abingdon for M4 and M40.

Available with Early Possession this versatile apartment will appeal to Investors and Owner Occupiers.

Accompanied Viewing is offered by prior Appointment with Owners Sole Agents.



KEY INFORMATION

TENURE: LEASEHOLD

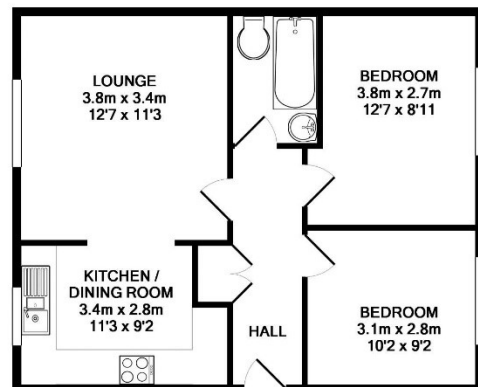
GROUND RENT: NOT APPLICABLE

CHAIN FREE: YES

SERVICE CHARGE: £1452.00 PER ANNUM

COUNCIL TAX BAND: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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