



8 North Quay, Abingdon OX14 5RY

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## 8 North Quay

**Stunning views over the Abingdon Marina Basin feature with this impressive three bedroom, three storey townhouse situated in a delightful south facing aspect within this highly sought after Thames-side development, benefitting from its own private mooring, sold with no ongoing chain.**

### Location




Abingdon Marina remains one of the best kept secrets on the Thames. Bordered on two sides by a beautiful award winning residential development, you could be forgiven for thinking you had happened upon a quaint French Port. The Marina's location enables easy access northwards to Oxford and the beautiful riverside landscapes of the Cotswolds and breathtaking architecture of Gloucestershire, or south towards picturesque villages and towns such as Wallingford, Sonning, Marlow and Henley. Old bridges, remote locks, and pretty stone villages with riverside inns, handsome churches and old manors maintain the traditional atmosphere along this beautiful section of the river. This ideal location makes Abingdon Boat Marina ideally situated to enjoy every aspect of England's greatest river.

### Directions what3words – dare.sketch.until

Leave Abingdon town centre via Ock Street and turn left at the mini-roundabout onto the Drayton Road. Proceed across the following two roundabouts and take the second turning on the left. at the traffic lights onto Preston Road. Take the third turning on the right onto Lambrick Way and on entering the Marina development keep left and follow the road which then bears right onto North Quay. Number 8 is situated on the right hand side, clearly indicated by the 'For Sale' board.



- Entrance hall leading to ground floor cloakroom, utility room and very flexible ground floor third bedroom/study with sliding doors leading onto the south facing terrace
- Very spacious double aspect open plan kitchen/dining/living room featuring two sets of double doors leading to full width south facing balcony, providing delightful seating area and beautiful views across the Marina Basin
- Delightful and very spacious top floor main bedroom featuring two independent windows providing attractive elevated views, built in wardrobe cupboards and large en-suite bathroom
- Second double bedroom complemented by separate refitted shower room
- Double glazed windows, mains gas radiator central heating and the property would be sold with no ongoing chain
- Front gardens providing hard standing parking facility leading to integral garage with light and power
- Covered south facing sun terrace with steps down to raised flower bed which in turn leads to the property's private mooring
- The property is currently leasehold with approximately 85 years remaining. Should buyers wish to purchase the freehold the approximate costs involved are £9,000 (further details available on request)

3		bedrooms	Council tax band	F
1		receptions	Tenure	Leasehold
2		bathrooms	EPC rating	C



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## North Quay, OX14

Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft  
Garage = 15.0 sq m / 161 sq ft  
Total = 119.6 sq m / 1287 sq ft  
External Area = 83.6 sq m / 900 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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