



Smiths Wharf, Wantage, OX12 9GT

£210,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented and spacious second floor two bedroom apartment in a convenient location a short walk from Wantage Town Centre.

The Property

This spacious apartment comprises entrance hall with storage cupboards, stunning living / dining room with solid wooden flooring and door to the private balcony overlooking the communal garden and Letcombe Brook, the kitchen has a range of eye and base level units with built in oven and gas hob. Large master bedroom with ensuite shower, further second double bedroom and family bathroom.

The development benefits from well kept landscaped communal gardens. Other features include gas central heating and allocated parking space.

Ground Rent £225 per annum

Maintenance Charge 2023/24 £2002.26 per annum

Leasehold 135 years remaining

Some material information to note: Leasehold apartment. Gas central heating. Mains water, mains electrics and mains drains. The property has one allocated parking space. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Balcony
- Gas central heating
- Two bedroom, two bathroom
- Close to Wantage town centre
- One allocated parking space
- Open plan kitchen / living / dining area
- Second floor apartment
- EPC rating: C, Council tax band: C

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

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.

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Approximate Gross Internal Area 741 sq ft – 69 sq m

