



1 Ridgeway Court Wolage Drive, Wantage, OX12 9NP

Offers In Excess Of £210,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious two bedroom ground floor apartment, situated in a desirable location close to local amenities with allocated parking.

The property is comprised of entrance hall with storage cupboard. Modern family bathroom with shower over full size bathtub. Sizable open plan kitchen/sitting/dining area which has a lovely feel with lots of natural light. The kitchen is modern and functional with integrated appliances including dishwasher, oven and fridge/freezer.

The master bedroom easily accommodates a full size double bed. It also has a sizable fitted wardrobe and the convenience of a modern En-suite with walk in shower. The second bedroom is also generous with fitted storage. The property also has the added benefit of a single allocated parking space and electric underfloor heating throughout.

Ground Rent: £200 annually

Maintenance Charge: £1566.00

Lease: 104 years remaining

Some material information to note: Leasehold apartment.

Electric underfloor heating. Mains water, mains electrics and mains drains. 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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

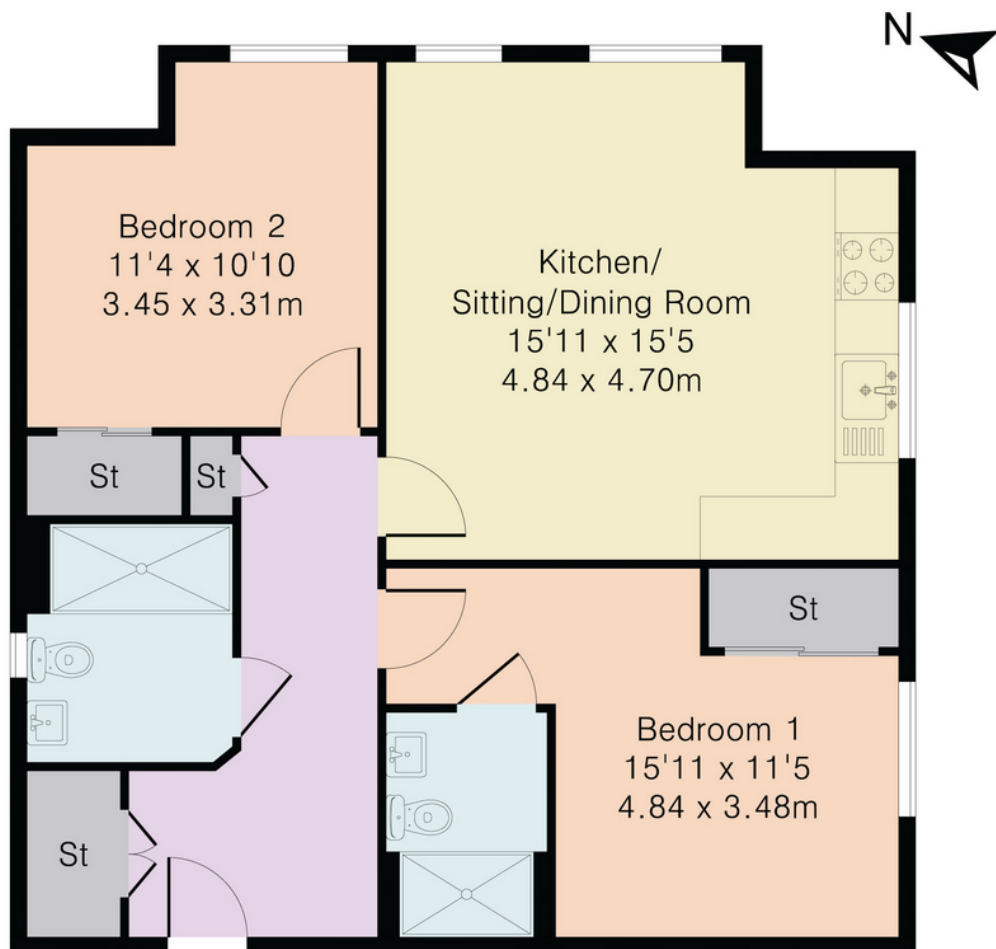
- Ground floor apartment
- Open plan kitchen / sitting/ dining room
- Allocated Parking
- En- Suite Bathroom
- Family Bathroom
- Two double bedrooms
- EPC Rating C, Council Tax Band C

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 miles.



Approximate Gross Internal Area 704 sq ft - 65 sq m



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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