



1 Ridgeway Court Wolage Drive, Wantage, OX12 9NP

Guide Price £200,000 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.







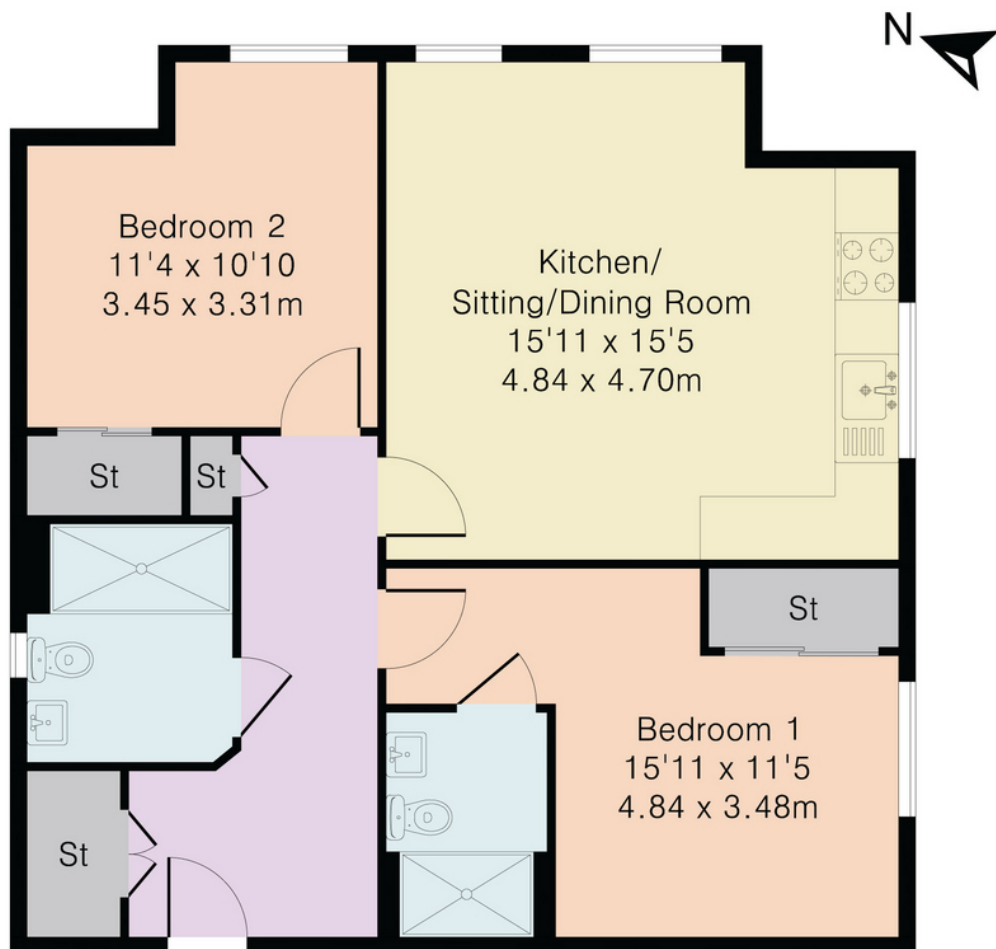
## Key Features

- 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



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