



33 Alfredston Place, Wantage, OX12 8DL

£165,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A recently refurbished one bedroom apartment, centrally located within walking distance of Wantage town centre. This second floor apartment comes to market in immaculate condition throughout. The kitchen has recently been updated. Offering plenty of eye level and base level storage, single oven and electric hob. This space is open plan and leads into a really nice sized living area, which is newly decorated and has lots of natural light.

The bedroom is a good sized space and offers lots of built in storage. The bathroom has again been updated recently. It is modern and stylish and features shower over full sized bathtub.

The apartment also features a south facing roof garden large enough for seating area and planters, a real rarity in a one bedroom apartment. In addition the property has a single allocated parking space and the added benefit of loft storage space.

Ground Rent: £188 annually

Maintenance Charge: £1970.00 per annum

Lease: 88 years remaining



Some material information to note: Leasehold apartment. Electric 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.



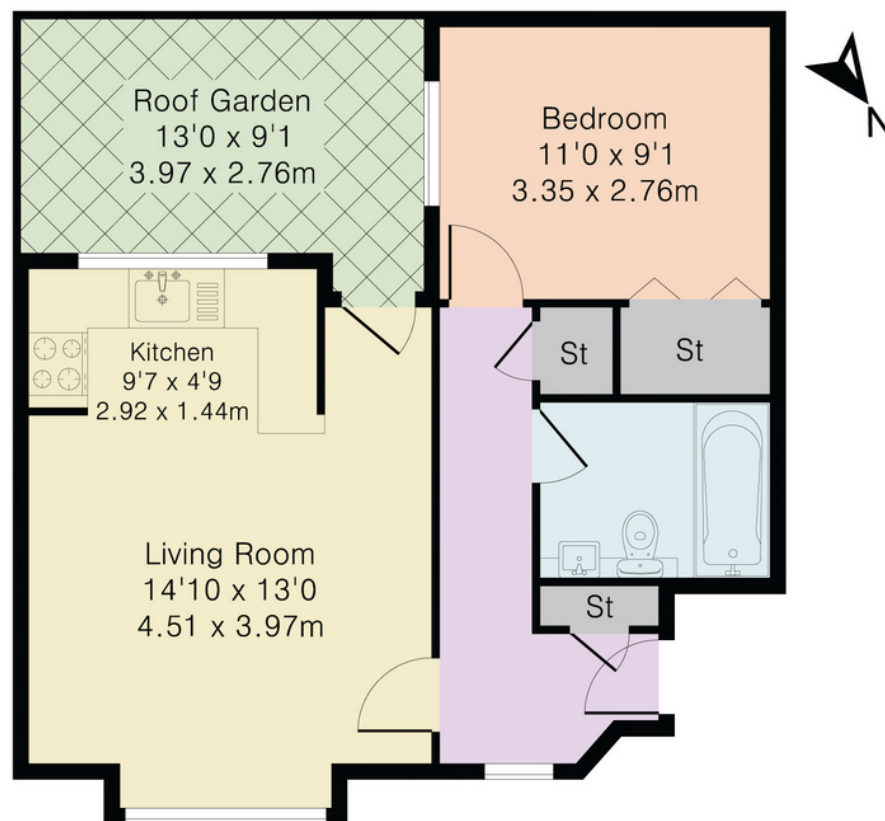
## Key Features

- 1 Bedroom apartment
- Allocated parking space
- Central location, within walking distance of town centre
- Loft storage
- Roof Garden
- Newly refurbished throughout
- Second floor
- EPC Rating : C , Council Tax Band: B

## 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.

## Approximate Gross Internal Area 484 sq ft - 45 sq m



Second Floor

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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.

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