



23 Alfredston Place, Wantage, OX12 8DL
£215,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This stunning ground-floor flat is decorated to a high standard and features a spacious open-plan living / dining area that seamlessly extends to a charming sunny paved courtyard garden, perfect for relaxing or entertaining. The property also boasts a separate kitchen / breakfast room. The large master bedroom with built in wardrobes enjoys direct access to a second private southerly facing paved terrace, while the second bedroom again with built in wardrobes, and a modern stylish bathroom with shower over bath complete this beautifully presented home.

This apartment provides the ideal accommodation for those looking for a central location with easy access to Wantage Town Centre and has the added benefit of an allocated parking space and also has visitor parking on the development.

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 that would negatively affect the property.





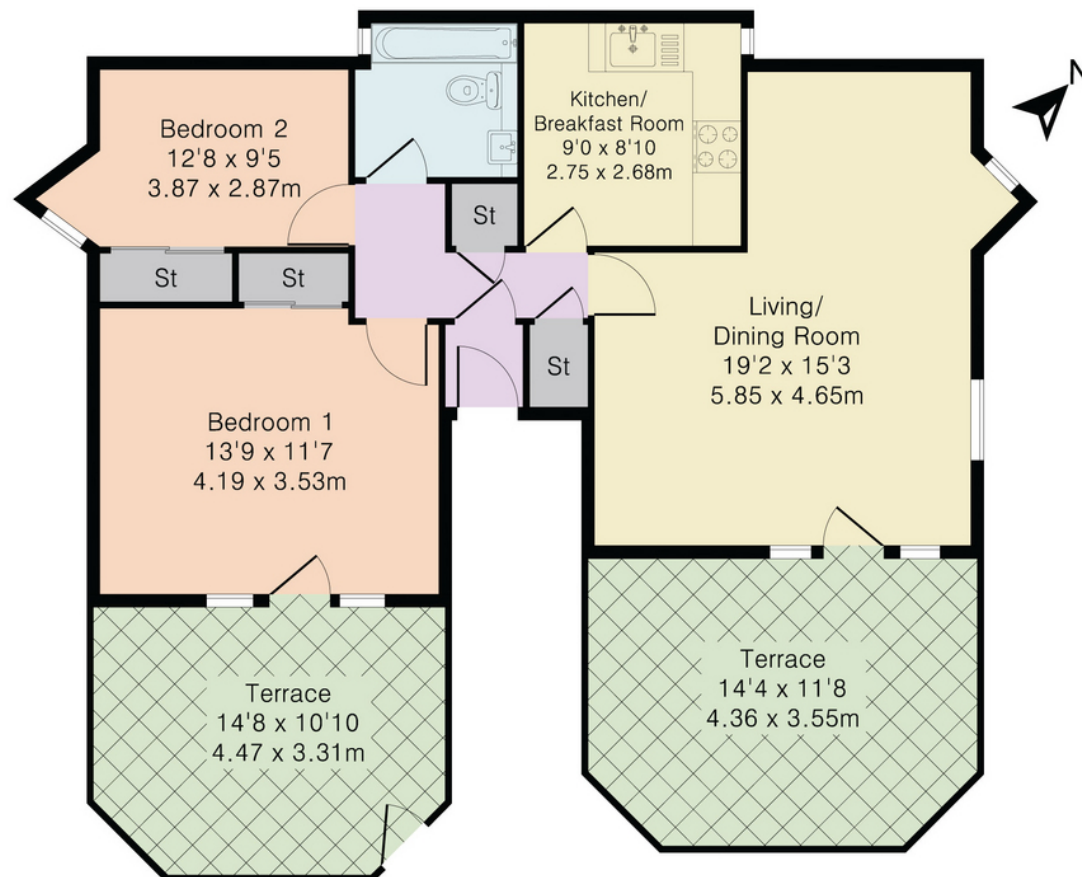
Key Features

- Ground Floor two bedroom apartment
- Two enclosed garden terraces
- Decorated to high standard
- Town Centre Location
- Generous Living Room
- Two double bedrooms
- Allocated parking space
- Visitor parking spaces
- Council tax band: C, EPC rating: E

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 709 sq ft - 66 sq m



Ground Floor Flat

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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