



15 Little Lane, Wantage, OX12 8FY
£215,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two double bedroom apartment situated in a fantastic location in central Wantage, presented in immaculate condition with an undercover allocated parking space and no onward chain.

This second floor spacious apartment comprises entrance hall with two storage cupboards, open plan kitchen, dining, living room with stylish Karndean wood effect flooring. The modern kitchen has a range of eye and base level units with built in appliances including oven, electric hob, fridge/ freezer and washer / dryer.

The spacious master bedroom has a built in fitted wardrobe and ensuite shower room, there is a second double bedroom and modern bathroom with shower over full size bath.

The development benefits from a highly sought after central location. Right in the heart of Wantage town centre, opposite Waitrose and benefitting from all the amenities Wantage has to offer right on the doorstep. The apartment also benefits from an undercover allocated parking space.

Ground Rent: £240.26 per annum

Maintenance Charge: £1609.32 per annum

Leasehold: 117 years remaining



Some material information to note: Leasehold apartment. Electric heating. Mains water, mains electrics and mains drains. One undercover 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

- Two bedroom apartment
- No onward chain
- Undercover allocated parking space
- Desirable central location
- Modern kitchen with built in appliances
- Open plan kitchen / dining / living room
- Master bedroom with ensuite
- Stylish bathroom
- Ample storage cupboards
- Council tax band: C, EPC rating: C

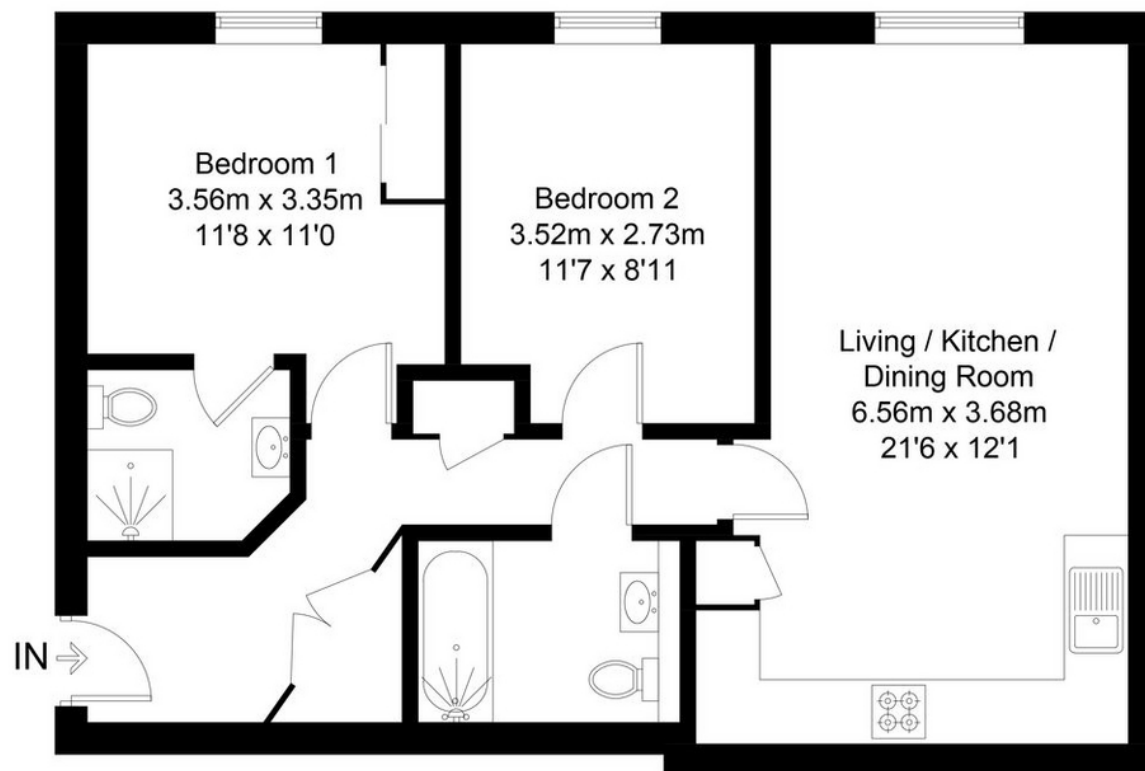
The Location

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.



Approximate Gross Internal Area = 62.9 sq m / 677 sq ft

For identification only - Not to scale



Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards.

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