



9 Letcombe House Millbrook Square, Wantage, OX12 7FA  
£205,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A modern first floor two bedroom apartment a short walk from local shops, amenities and bus routes.

This well presented two bedroom apartment comprises entrance hall with storage cupboard, open plan kitchen / dining / living room with storage cupboard and French doors which overlook green space. The modern kitchen has a range of eye and base level units and has a built in oven and hob. The master bedroom has a ensuite shower room and built in wardrobe, the second double bedroom also has a built in wardrobe and there is a modern family bathroom.

Outside the property has an allocated parking space.

Leasehold: 989 remaining years on lease

Maintenance charge £1364 per annum

Ground rent £150 p annum

Some material information to note: Leasehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and superfast 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 for surface water. We are unaware of any planning permissions in place that would negatively affect the property.







## Key Features

- Two double bedroom apartment
- No onward chain
- Ensuite shower room and family bathroom
- Open plan kitchen / living / dining room
- Allocated parking space
- Close to local shops and amenities
- Council tax band: B, EPC rating: B

## The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and Wantage together offer a broad range of shopping leisure and sporting facilities. There is an excellent bus service to Wantage Oxford and Didcot It is also has good road access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot (c.9miles) to London Paddington c.50 minutes.



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.

#### Wantage Office

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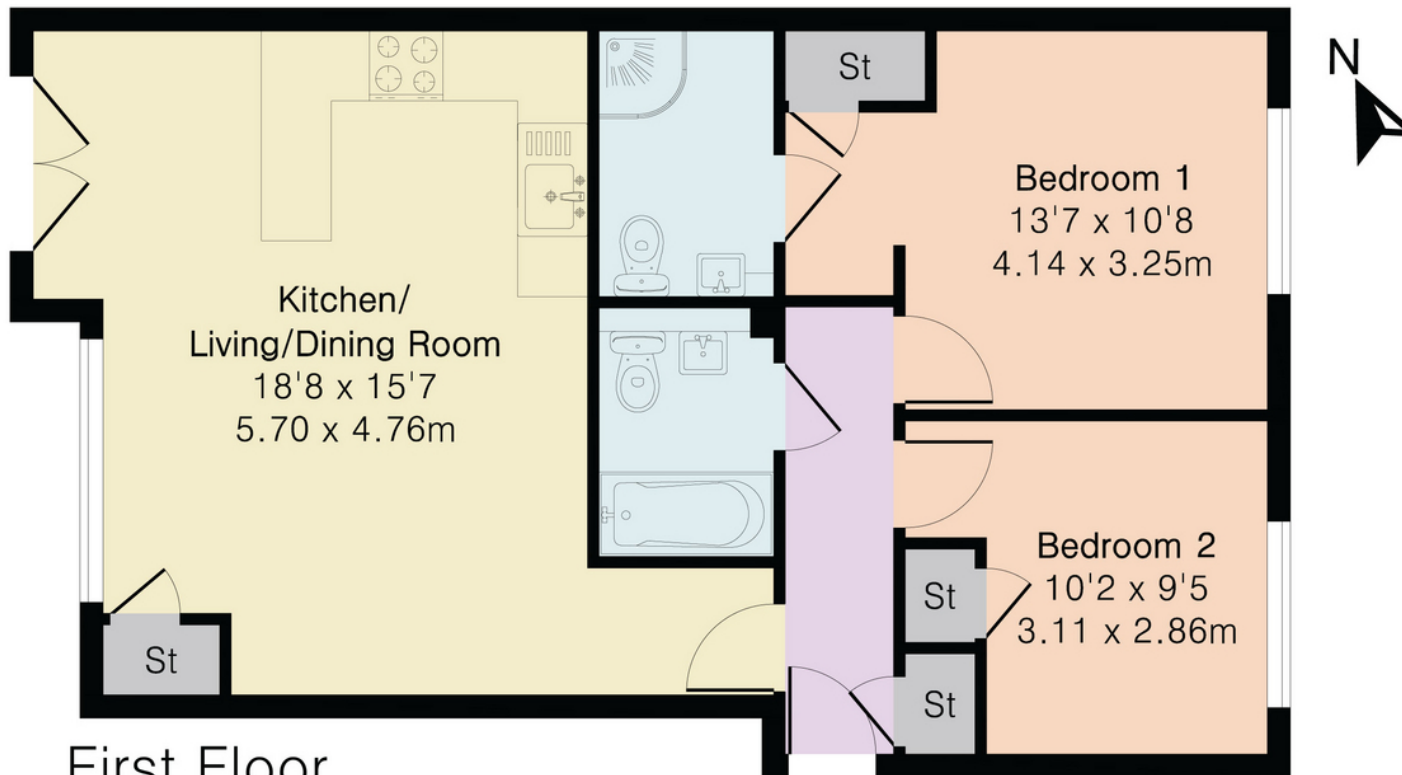
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## Approximate Gross Internal Area 651 sq ft - 60 sq m



First Floor