



3 The Woolpack, 16 Church Street, Wantage, OX12 8BL
£249,950

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented two bedroom ground floor apartment offering almost 900 square feet of space, set in a sought after location within a stones throw of Wantage Town Centre.

The property is part of the former Woolpack Public house, a beautiful historic building set in the heart of Wantage town centre. The entire building was completely renovated in 2017. The apartment itself has retained a lovely character with some of the original features still on show. The beautiful wooden beams and bay windows make it really unique.

The property has a very large open plan kitchen / dining / living area, the kitchen is modern and tasteful with fitted appliances, single oven, extractor, 4 burner gas hob and ample storage units. The modern well presented bathroom has a shower over the bath. The master bedroom is a good size and will easily accommodate a double bed, the second bedroom is equally large and has the added benefit of fitted storage space.

The property has its own private entrance and comes with a single allocated parking space.

Ground Rent TBC

Maintenance Charge: £840 per annum

Leasehold 992 years remaining



Some material information to note: Leasehold apartment. Gas central heating. Mains water, mains electrics and mains drains. The property has one 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

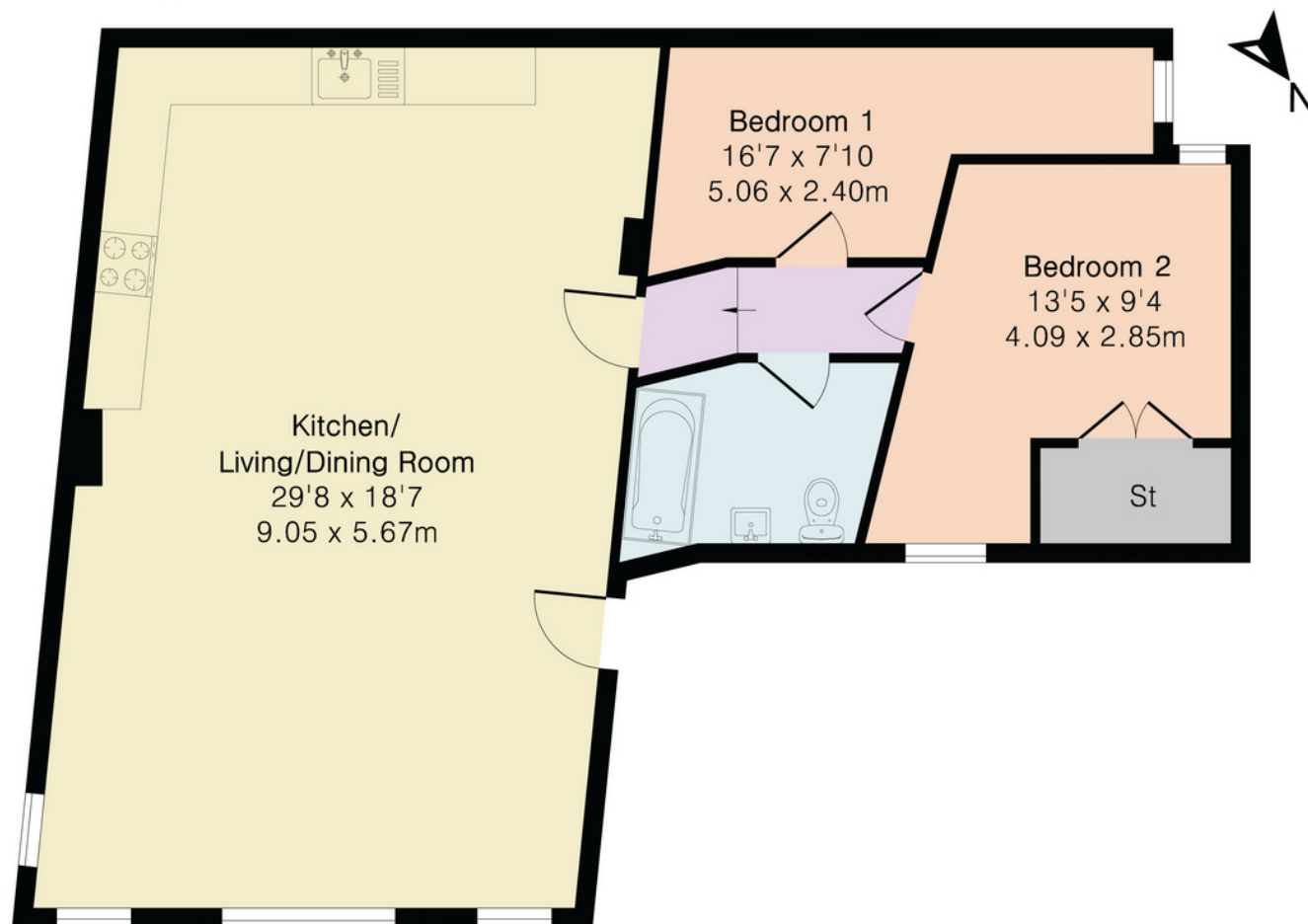
- Convenient central location in Wantage
- Two Bedroom Ground Floor Apartment
- Modern fitted kitchen
- Private Entrance
- Allocated parking
- Two double bedrooms
- Family bathroom
- Gas central heating
- Council tax band: C, EPC rating: C

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 888 sq ft - 83 sq m



Ground Floor

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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