



Guild House Ormond Road, Wantage, OX12 8DZ
£210,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A superb two bedroom first floor apartment with allocated parking space conveniently located within walking distance of Wantage town centre and its amenities.

This beautifully presented end of chain property has been extensively refurbished and is being sold inclusive of freestanding kitchen appliances and furniture (excluding wall fixtures).

The accommodation comprises entrance hall, ornate bathroom, two double bedrooms, separate sitting room and spacious kitchen / dining room with integrated oven and hob. Other benefits include a newly installed gas combi boiler, new flooring and doors and the property has been fully redecorated throughout.

Outside the property has an allocated parking space and several communal visitor parking spaces.

Lease length - in the process of being extended to have 956 years remaining.

Service / maintenance charges - £110/month.

Some material information to note: Leasehold apartment. Gas Central 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 most major providers. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

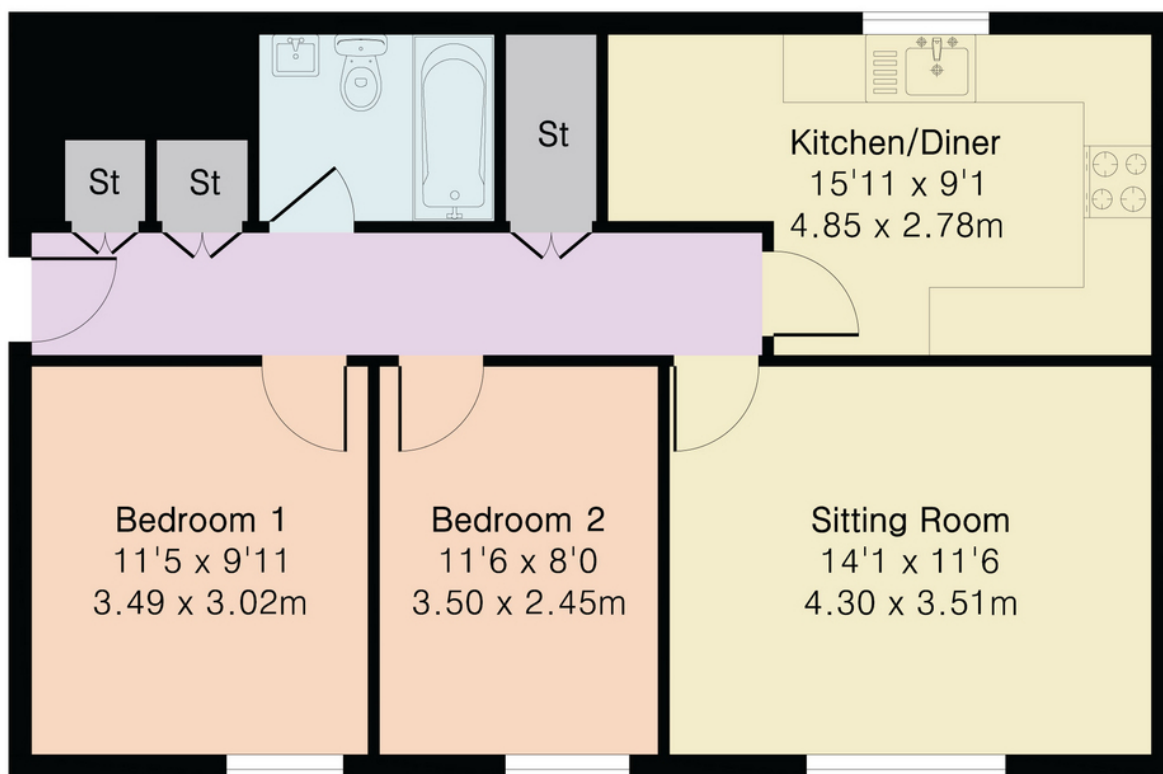
- Two Bedroom first floor apartment
- Close to Wantage town centre
- Allocated Parking
- Refurbished and redecorated
- Separate Sitting Room
- Kitchen / Dining Room
- Gas Central Heating
- Communal Visitor parking spaces
- Council tax band: C, EPC rating: C

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 678 sq ft - 63 sq m



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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