



2 Portway Mews, Wantage, OX12 9BT

Guide Price £215,000 Leasehold

THOMAS
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SALES LETTINGS



The Property

A well-presented two-bedroom first-floor apartment with a private outdoor terrace, ideally situated in the heart of Wantage.

The apartment offers spacious accommodation throughout and comprises an entrance hall with two storage cupboards. The modern kitchen features a range of eye-level and base-level units and includes built-in appliances including a single oven, electric hob, fridge/freezer, washing machine, and dishwasher. To the rear, there is a generous living/dining area with a vaulted ceiling, abundant natural light, and patio doors opening onto the private terrace. The master bedroom is located on a mezzanine level, accessed via a staircase from the living room. This well-proportioned space has includes an en suite bathroom with a walk-in shower. and some under eaves storage. The second bedroom, positioned to the front of the property, makes an ideal guest room or home office. The ground floor also features a family bathroom with shower over full size bathtub.

The development enjoys a highly sought-after central location, with all the amenities of Wantage town centre right on the doorstep. The apartment also benefits from an undercover allocated parking space.

Ground Rent: £120 per annum

Maintenance Charge: £1400 per annum

Leasehold: 59 years remaining (Currently being extended an additional 99 Years)

Some material information to note: Leasehold apartment. Electric heating. Mains water, mains electrics and mains drains. The property has an allocated parking space. The government portal generally highlights this as a very low flood risk postcode.





Key Features

- Two-bedroom first-floor apartment
- Private outdoor terrace
- Vaulted ceiling and bright living space
- Modern kitchen with appliances
- Mezzanine master with en suite
- Second bedroom or home office
- Allocated undercover parking
- Central Wantage location
- Council Tax band D; EPC Rating E

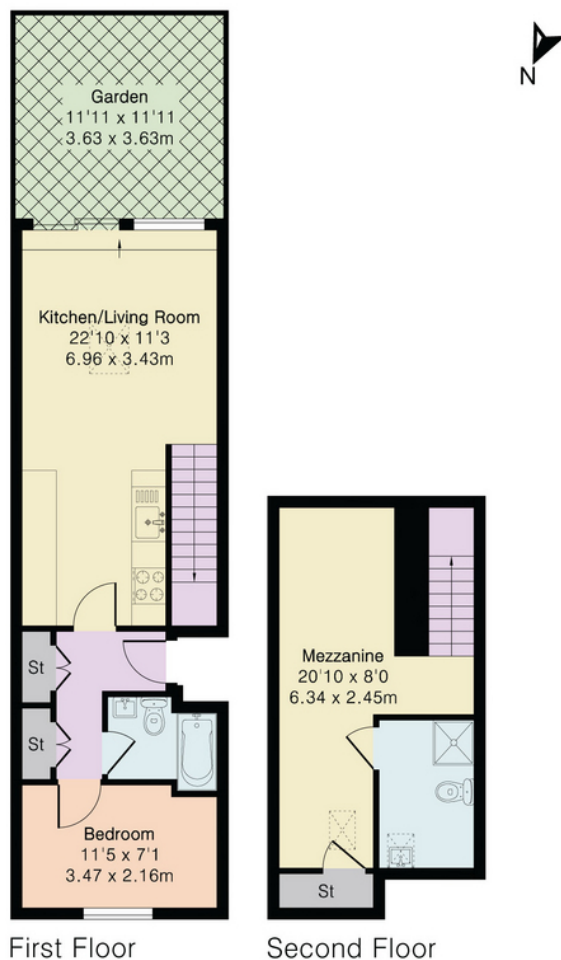
The Location

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 660 sq ft - 62 sq m

First Floor Area 426 sq ft – 40 sq m

Second Floor Area 234 sq ft – 22 sq m



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