



32 Worthington Way, Wantage, OX12 9HR  
£185,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious two bedroom first floor apartment situated close to Wantage Town Centre and local amenities with easily accessible parking.

This apartment comprises entrance hall with storage leading to the staircase to the accommodation. The kitchen features a range of eye and base level units, single oven and electric hob. The property offers a spacious living / dining room. The master bedroom is a good size offering plenty of room for a double bed, it also features built in storage space. The second bedroom is large enough for a single or small double bed and also features built in storage. Each bedroom has easy access to the family bathroom which has a shower over a full size bathtub.

This apartment provides the ideal accommodation for those looking for a central location with easy access to the Town Centre which is a 15 minute walk from the property.

Remaining lease length 84 Years, currently being extended to 175.

Ground rent £10 per annum.

Maintenance charges £350 per annum



Some material information to note: Leasehold property. Mains gas. 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 most 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

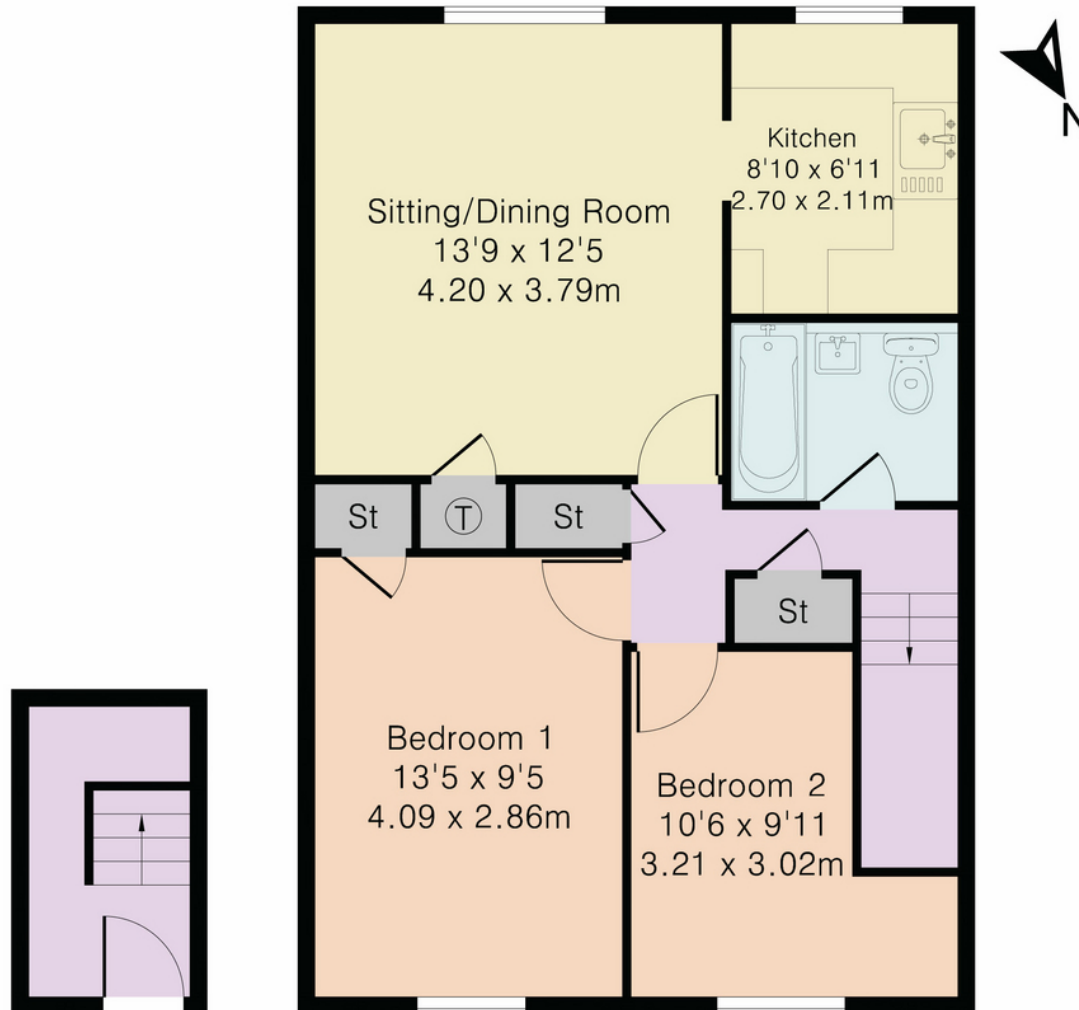
- Two-bedroom first-floor apartment
- Offered with no onward chain
- Convenient location within walking distance of Wantage town centre
- New carpets and recently decorated throughout
- Generous master bedroom with built-in storage
- Family bathroom with shower over bath
- Additional storage in entrance hall and landing
- Council Tax Band: B, EPC Rating: B

## 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 583 sq ft - 54 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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