



St. Mary's, Wantage, OX12 8FF

Welcome to St. Mary's, Wantage

A two-bedroom ground floor apartment in the centre of Wantage. Well-presented throughout with open plan kitchen/sitting/dining room, family bathroom and car port parking. Offered for sale with a newly extended lease, now with 173 years remaining and peppercorn ground rent.

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.





Entrance Hall

Kitchen/Dining/Living Room
17' 8" x 17' 1" (5.38m x 5.21m)

Bedroom One
15' x 10' 9" (4.57m x 3.28m)

Bedroom Two
10' 9" x 8' 4" (3.28m x 2.54m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

St. Mary's, Wantage

- Two Bedroom Ground Floor Apartment
- Gas Central Heating
- Leasehold - 173 Years Remaining
- Peppercorn Ground Rent
- Double Glazed Windows

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1423.68

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Nov 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£210,000



view this property online allenandharris.co.uk/Property/DID106031



Property Ref:
DID106031 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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