



**St. Mary's, Wantage, OX12 8FF**



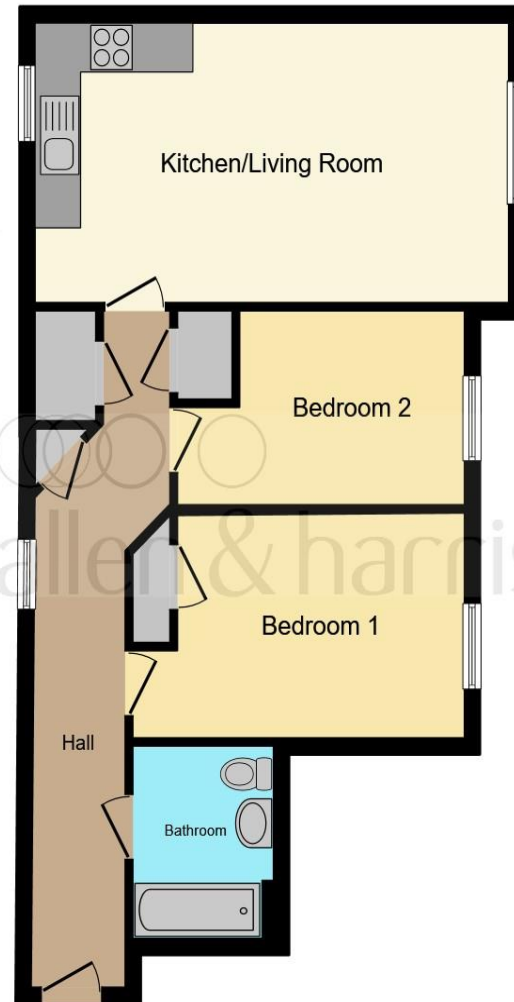
**welcome to**

## **St. Mary's, Wantage**

Allen & Harris are pleased to offer this first floor modern apartment. The property is accessed via a communal entrance with stairs leading to the first floor. A private front door gives access to the entrance hall leading to all rooms. There are two double bedrooms and a modern bathroom. An open plan living/kitchen/dining room with dual aspect windows, fitted oven and hob, dishwasher, washing machine and fridge/freezer complete the apartment. The property benefits from gas radiator central heating, UPVC double glazing throughout and an allocated parking space. Internal viewings are recommended.

Wantage is a historic market town situated within the Vale of White Horse. The town offers various 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 M4 in the south. Didcot c.9 miles offers fast connections to London Paddington c.40 minutes.





### **Entrance Hall**

### **Lounge/Kitchen/Dining**

20' 8" x 11' 2" ( 6.30m x 3.40m )

### **Bedroom One**

12' 6" x 9' 2" ( 3.81m x 2.79m )

### **Bedroom Two**

12' 4" x 7' 9" ( 3.76m x 2.36m )

### **Bathroom**

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](http://www.focalagent.com)

# Welcome to

## St. Mary's, Wantage

- Two Double Bedrooms
- Open Plan Living Kitchen Dining Room
- Bathroom
- Allocated Parking
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1379.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 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.

# £52,500



**view this property online** [allenandharris.co.uk/Property/DID106158](https://allenandharris.co.uk/Property/DID106158)



Property Ref:  
DID106158 - 0002

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

 **allen & harris**



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