

GREEN &
CO

£215,000

5 Bridle Terrace

Smiths Wharf Wantage Oxfordshire OX12 9GH



GREEN & CO

Description

Superb two-bedroom spacious second floor apartment filled with light from the stylish Juliet balcony. Set in this popular development within walking distance of the Market Place and Waitrose this property features wonderful triple aspect open plan living/dining room, separate kitchen, two double bedrooms one with en-suite shower room and an allocated parking space. 155 years lease from January 2003, £112.50 ground rent paid twice a year reviewed every 25 years and latest service charge (2022) of £736.28 paid twice a year, reviewed annually. Visitor parking for block. NO ONWARD CHAIN and sold as seen as our client only has a legal connection to the property.

Location

One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good primary schools locally, including Charlton and Wantage CofE with Ofsted rated outstanding Stockham Primary School and Wantage Primary Academy completing the educational provision within the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.





Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

Estate Service Charge

£736.28 paid twice yearly as of Jul 2022. nb this figure has increased but we have not been furnished with a more recent statement.

What3Words

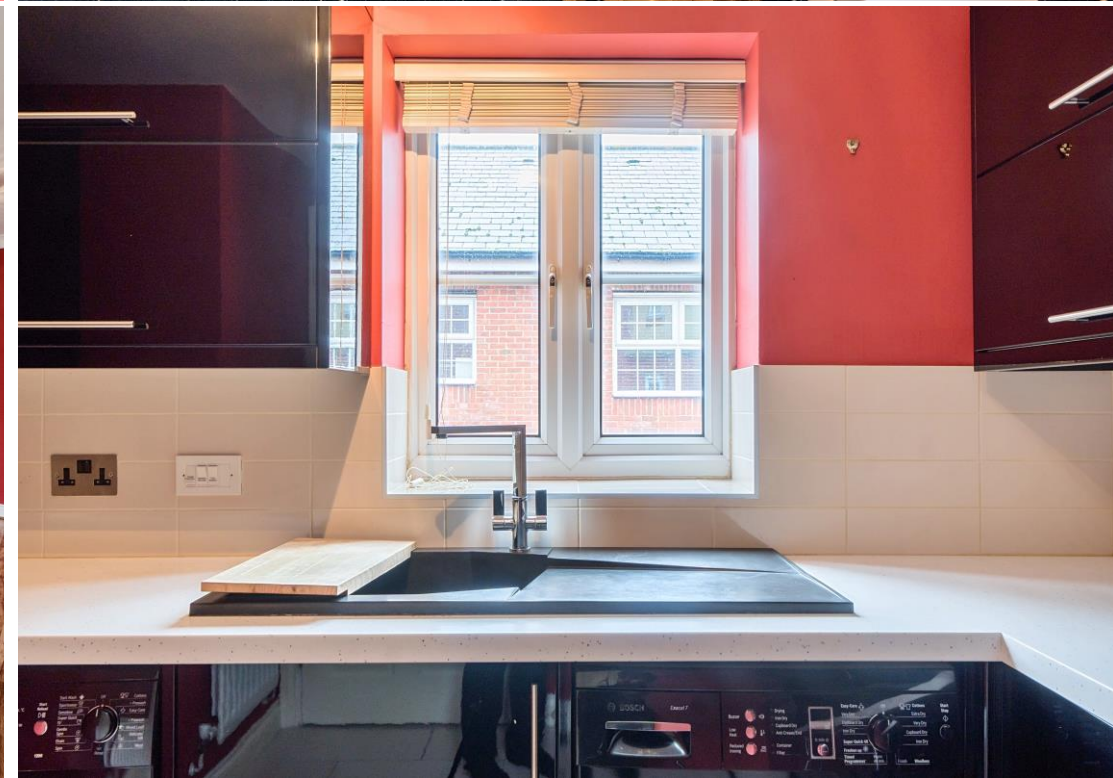
w3w.co/waddled.blocking.outboard.

Tenure

Leasehold. 155 years from first grant in 2003.

Ground Rent

£225 per annum reviewed every 25 years next review 2028.

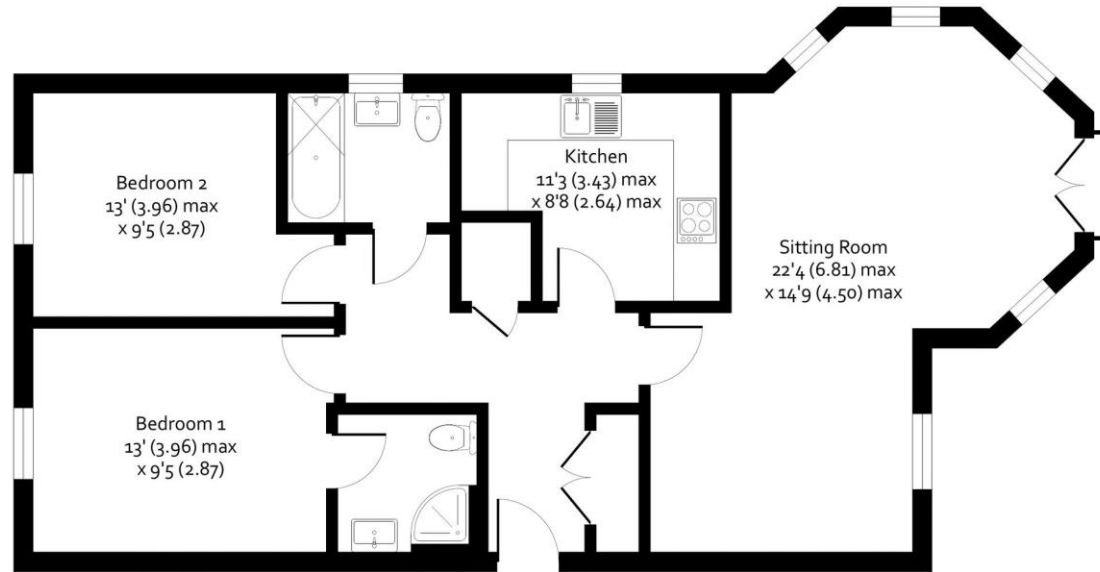




GREEN & CO

5 Bridle Terrace, Smiths Wharf, Wantage, OX12 9GH

Approximate Area = 828 sq ft / 77 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Green & Co. REF: 1087877



Utilities

All main services connected.

Heating Type

Gas fired central heating to radiators.

EER

C.

Council Tax Band

C.



33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.