

GREEN &
CO

£330,000



11 & 13 St. Anne's Mews

Wantage Oxfordshire OX12 8FG

Description

Investment opportunity to purchase two first floor apartments in the same block with the balance of 999-year leases, peppercorn ground rent and a share in the management company which owns the freehold interest. Both apartments have tenants in situ, no. 11 gross yield is £12,000 per anum and no. 13 gross yield is £10,800 per anum. Communal entrance and each with an allocated parking space.

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.

what3words

w3w.co/golden.quietly.elated.

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.

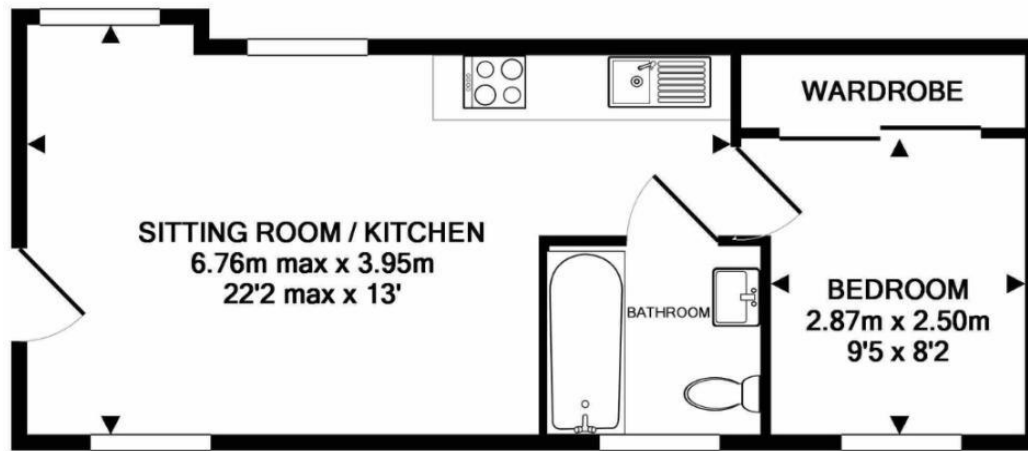
Utilities

All main services are connected except mains gas.

Heating Type

Electric heating.

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Tenure

Leasehold. 999 years from 29 September 2008.

Estate Service Charge

£161.79 for 6 months as of September 2024.

Block Service Charge

Charged on an ad hoc basis.

Ground Rent

£0 Ground Rent.

EER

Both properties are C.

Council Tax Band

Both properties are B.



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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.