



**GUIDE PRICE: £240,000**

**3 Beckett House, Wallingford Street, Wantage, Oxon. OX12 8AZ**

WANTAGE

Town Centre circa 350yards | Didcot Rail Station circa 8.9 miles | Abingdon circa 10 miles

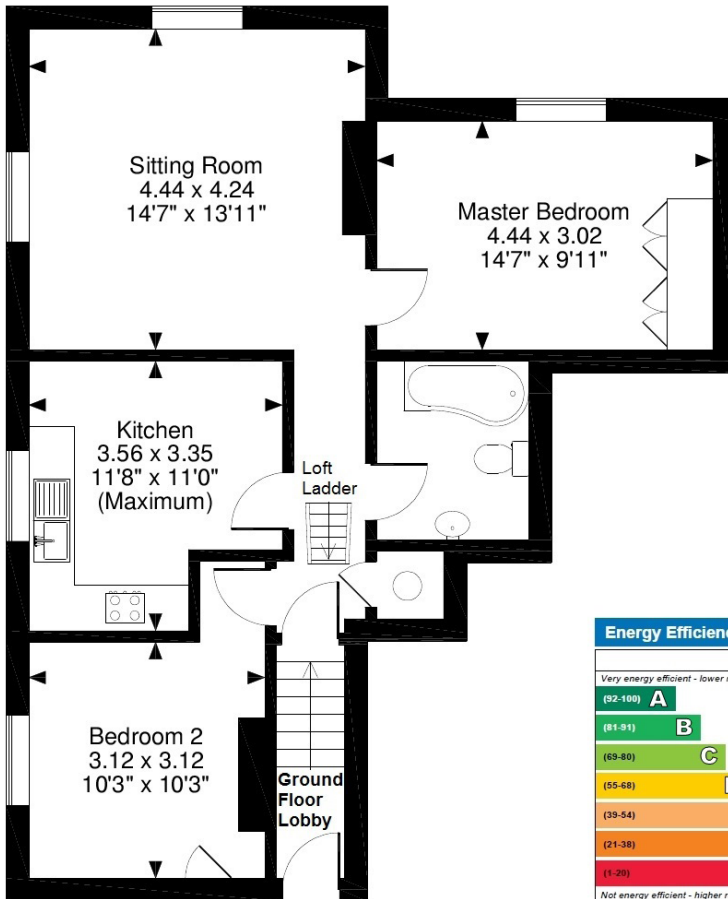
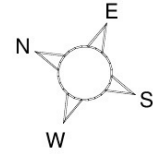
A SPECTACULAR FIRST FLOOR, 2 BEDROOM MAISONETTE IN GEORGIAN BUILDING IN THE HEART OF THE TOWN.

This represents a rare opportunity to acquire one of these very splendid and sought after apartments. This exceptional property is principally first floor accommodation with its own ground floor front door and spacious 2nd floor loft space (lit and carpeted). Accommodation comprises: 2 Bedrooms, Bathroom, Double Aspect Sitting Room, Fitted Kitchen/Dining, Entrance Lobby, 2 Loft Rooms, allocated parking space, communal garden, double glazing and modern economical electric heating. Only a "stone's throw" from the centre of town. While this property is leasehold, the owner will become a part owner of the freehold.

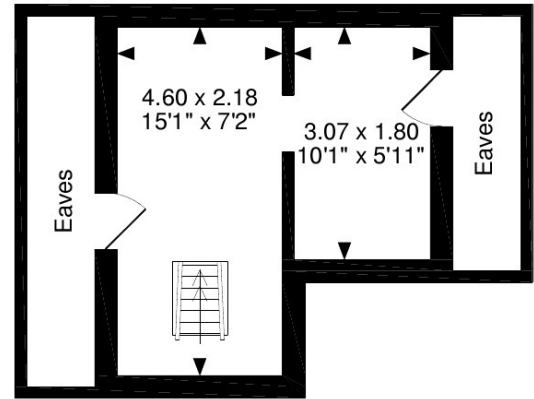
Council Tax Band D £1809.24 2018/19    Service Charge: £720pa    Ground Rent: £120pa    Years on lease remaining: 95yrs

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**Wallingford Street, Wantage, OX12 8AZ**  
**Approximate Gross Internal Area**  
**917 Sq Ft/85 Sq M**



**First Floor**



**Second Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		62	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(61-91)	<b>B</b>		
(59-60)	<b>C</b>		
(55-68)	<b>D</b>		
(38-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		57	64

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**DIRECTIONS:**

**On Foot:** From the Market Place take the A417, Wallingford Street, and Beckett House will be found on your right hand side after about 250 yards

**By Car:** Leave the Market Place at the south east corner, taking the A338 Newbury Street. At the traffic lights turn left onto Ormond Road. After passing the fire station on your left take the first turning left into Maryfield. As the road swings to the right proceed straight ahead into the parking area for Beckett House.

Wantage is a historic Market town standing at the foot of the Berkshire Downs and famous as the birthplace of King Alfred The Great. There are a good variety of shops, restaurants and cafes as well as Sainsburys and Waitrose.

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