



DOUGLAS & SIMMONS



Market Gate, Post Office Lane,
Wantage, Oxfordshire

Flat 7, Market Gate Post Office Lane, Wantage, Oxfordshire, OX12 8DR

Guide Price £125,000 Leasehold

A light and airy upper floor studio apartment converted in more recent years, offering a degree of character and the unusual feature of a communal roof terrace, whilst being conveniently situated in the very heart of the town near to amenities and public transport links.

- No onward chain • Communal roof terrace • Centre of town position near to amenities and public transport links • Character conversion • Modern bathroom with shower over the bath • Fitted kitchen with integrated appliances • Light and airy double aspect living space • Successful investment property • Investors please ask us for further details • Large secure storage cupboard and bike storage



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

A light and airy upper floor studio apartment converted in more recent years, offering a degree of character and the unusual feature of a communal roof terrace, whilst being conveniently situated in the very heart of the town near to amenities and public transport links.

The apartment has been a successful rental property, investors please ask us for further details. The modern accommodation comprising of a fitted kitchen with integrated appliances, opening through to a double aspect living space with sash style windows overlooking the town and there is also a hallway and bathroom with a shower over the bath. There is also a large secure storage cupboard on entry to the flat in the communal hall and a communal bike storage.

N.B. The flat is above a commercial premises on investigation we understand there are mortgage lenders who would be prepared to lend on this property subject to the usual survey/valuation.

EER-D.

SERVICES

Modern electric heating, mains drainage, water and electricity connected.

Long Lease term remaining 989 years (to be confirmed by vendor)
We understand there is a nominal peppercorn ground rent.
Service charges currently £1424.71 per annum - paid in April of this year

FLOOR AREA

345.00 sq ft

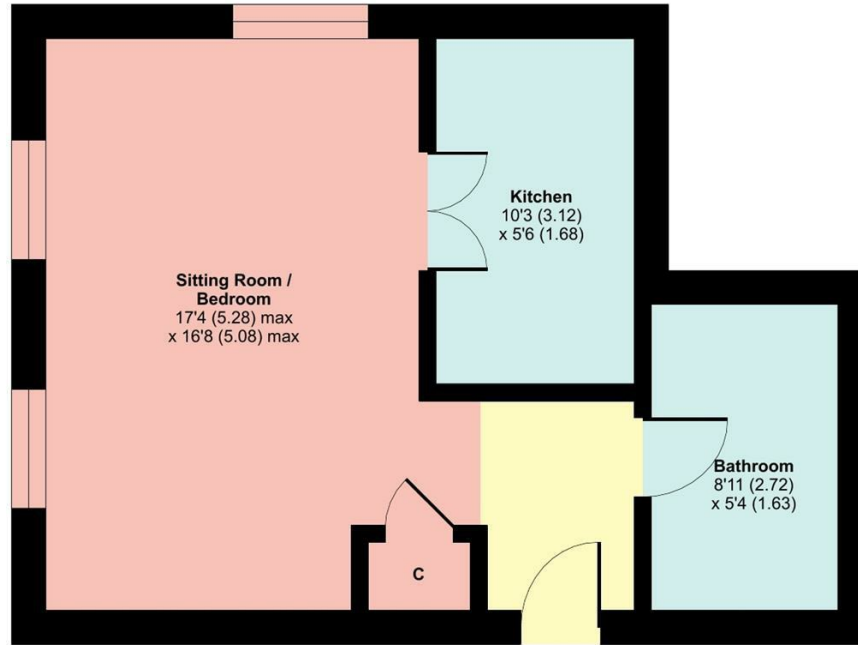
Vale of White Horse District Council
COUNCIL TAX BAND B



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Approximate Area = 345 sq ft / 32 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). © nichecom 2023. Produced for Douglas and Simmons Ltd. REF: 937748

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD/RD 7 Market Gate**

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

DIRECTIONS TO OX12 8DR

Situated just off the market square accessed via Newbury Street, on the corner of Post Office Lane.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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