



39 St. Gabriel's, Wantage  
£172,500

Waymark

## 39 St. Gabriel's

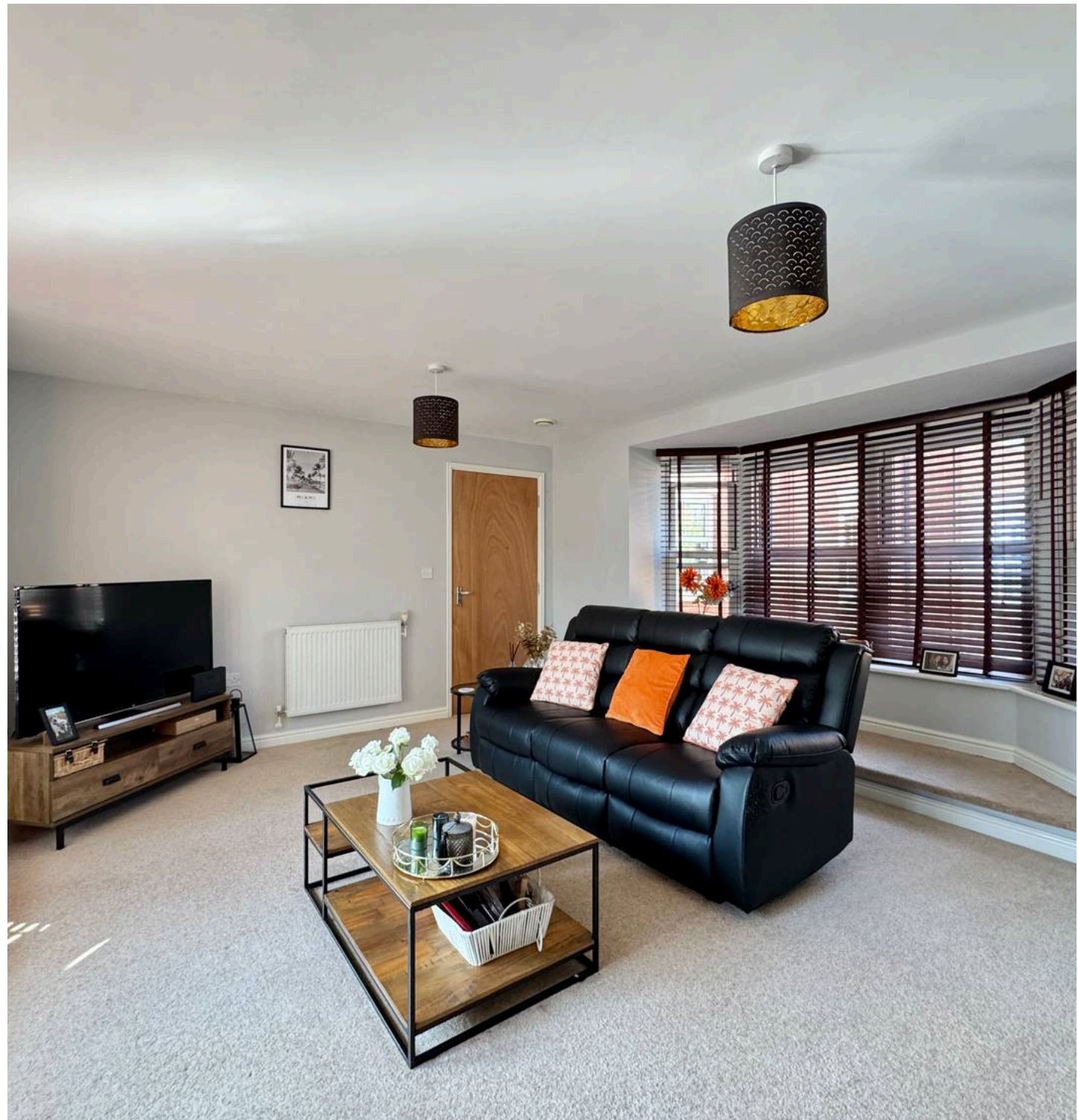
### Wantage

A unique two-bedroom first-floor apartment, ideally situated in a prime Wantage location within easy walking distance of the town's wide range of amenities.

The well-proportioned accommodation briefly comprises an entrance hall with a useful storage cupboard, two generous bedrooms both benefiting from built-in wardrobes, a family bathroom, a separate kitchen, and a spacious dual-aspect living/dining room. A particular feature of the property is the impressive living space, enhanced by attractive bay windows to both aspects, flooding the room with natural light and creating a bright and inviting atmosphere.

Externally, the property benefits from an allocated parking space to the rear, adding valuable convenience in this sought-after town-centre setting.

Furthermore, the property represents an ideal first time or investment purchase and should be viewed internally to fully appreciate.





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**Material Information** – The property is leasehold with 82 years remaining. There is a service charge of £201.43 per month. The property is heated via a gas fired boiler. Conservation Area – No. Flood risk – very low according to gov.uk. Mobile signal – Good outdoor and in-home for EE, Three & Vodafone, Good outdoor for O2 according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband – only superfast available. The current owner owns a 45% shared ownership in the property. The property is being marketed and sold on the basis of a 100% ownership, with the remaining share being staircased as part of the legal conveyancing process. Purchasers will therefore acquire the property with full ownership upon completion.



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### Wantage

Wantage is ideally 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 mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

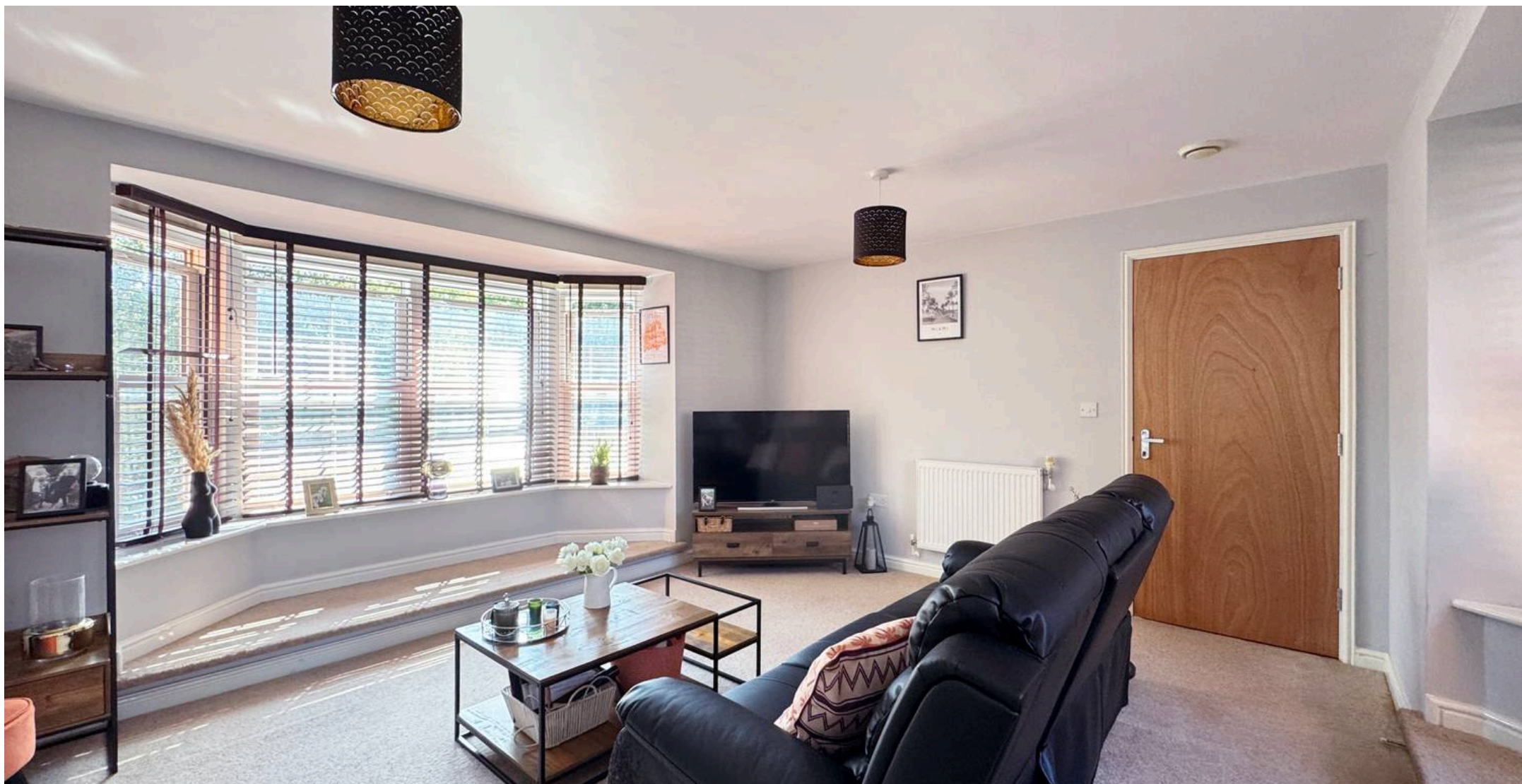
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Unique Two Bedroom First Floor Apartment
- Bedrooms Complete With Built-In Wardrobes
- Spacious Living/Dining Room With Two Bay Windows
- Separate Kitchen
- Allocated Parking Space
- Prime Wantage Location, Close To Amenities



## Waymark Wantage

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