



29 Alfredston Place, Wantage, OX12 8DL

Guide Price £165,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A recently refurbished one bedroom apartment, centrally located within walking distance of Wantage town centre.

This beautifully presented ground-floor apartment comes to the market in immaculate condition, having been fully redecorated and fitted with new flooring and doors throughout. The modern kitchen provides ample eye-level and base-level storage, along with a single oven, electric hob, and extractor fan. A freestanding fridge/freezer and washing machine are also included in the sale.

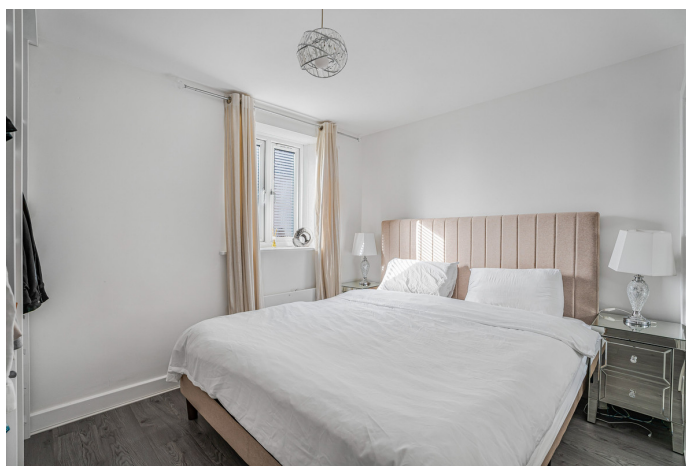
To the front of the property is a bright and welcoming living area, benefitting from plenty of natural light. French doors open onto a private courtyard garden. The bedroom comfortably accommodates a double bed and features two bespoke fitted wardrobes offering excellent storage. The bathroom is modern and stylish, complete with a full-sized bath and overhead shower.

There is one allocated parking space and separate visitor parking.

Ground Rent: £159 annually

Maintenance Charge: £1970.00 per annum

Lease: 88 years remaining



Some material information to note: Leasehold apartment. Electric heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

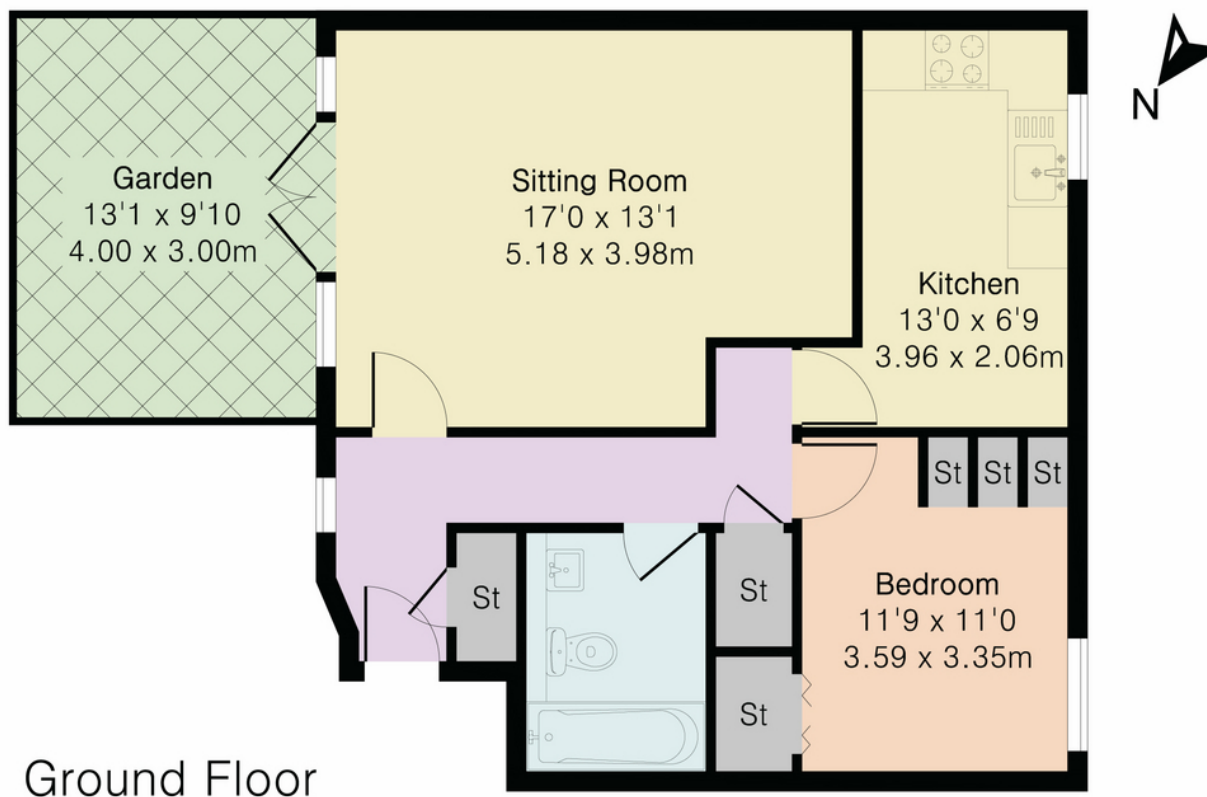
- Ground floor Apartment
- Convenient central location
- Recently refurbished throughout
- Private Courtyard Garden
- Allocated parking space
- Double-glazed Windows
- Council Tax Band: B EPC Rating: D

## The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



## Approximate Gross Internal Area 563 sq ft - 52 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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