



39 Alfredston Place, Wantage, OX12 8DL

Guide Price £170,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A comfy two bedroom apartment, centrally located within walking distance of Wantage town centre. This ground floor apartment comes to market with no onward chain. Offering plenty of eye level and base level storage, single oven and electric hob. Boasting a separate living room leading onto a nice-sized private garden, which has direct access from the parking area for the property.

The bedrooms are good sizes with the main bedroom offering lots of built in storage. The bathroom has again been updated with modern and stylish and features shower over full sized bathtub.

Ground Rent: £188 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
- Two bedrooms
- Allocated parking
- Private outside space
- Storage Shed
- Easy access to the town centre

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 539 sq ft - 50 sq m



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