



39 Poppy Road, Wantage

In Excess of **£190,000**

Waymark

39 Poppy Road

Wantage, Wantage

COMPLETE CHAIN Located on the popular and convenient Kingsgrove development is this beautifully presented one-bedroom apartment located on the second floor. Having been maintained to an exceptionally high standard, the property should be viewed internally to fully appreciate all there is on offer.

Upon entry, you are welcomed by a spacious entrance hall which leads to all rooms and benefits from **two built-in storage cupboards**, offering an excellent amount of storage which can be a rarity in modern properties. The property offers a bright and spacious open-plan layout, seamlessly combining the kitchen, dining, and living areas with double doors lead through to a private enclosed balcony. The contemporary and high quality kitchen is finished with sleek units, generous work surfaces, and fully integrated appliances, making it both practical and visually impressive. The living and dining area is well-proportioned and bathed in natural light, providing a comfortable and versatile space for relaxing or entertaining. The bedroom is a well-sized double is complete with built-in storage and features a large window that allows plenty of daylight. The modern bathroom is fitted with a crisp white suite and includes a shower over the bath, combining style with functionality.





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Further benefits include an allocated parking space, a ground-floor external storage cupboard, and access to a communal bicycle store, offering excellent additional convenience.

Representing an ideal first time or investment purchase, this outstanding apartment that would make an ideal home and should be viewed internally to fully appreciate.

Material Information: The property is leasehold with a lease term of 999 years from 1st January 2021. There is yearly estate of £124.50 and yearly management fee of £1408.88. The property is connected to mains gas, water, electricity and drainage. There is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Outstanding with o2 & Vodafone, okay with EE & Three according to <https://checker.ofcom.org.uk> however, please check as mobile networks may vary. Broadband - Ultrafast available according to <https://checker.ofcom.org.uk>



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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.

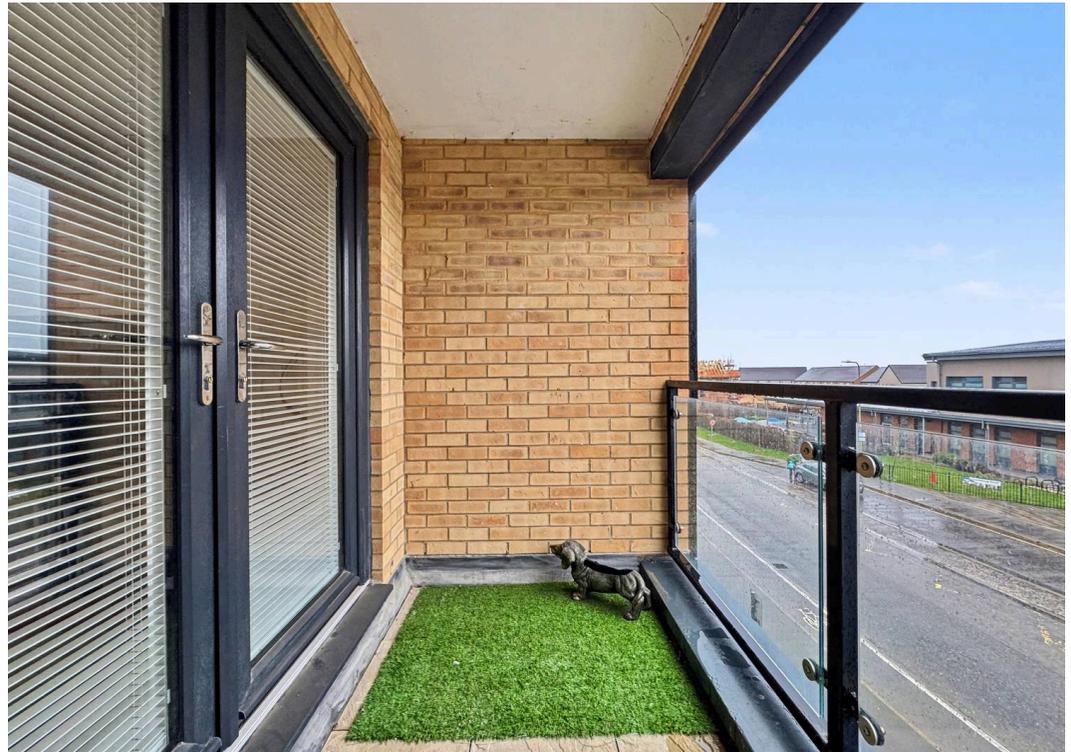
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

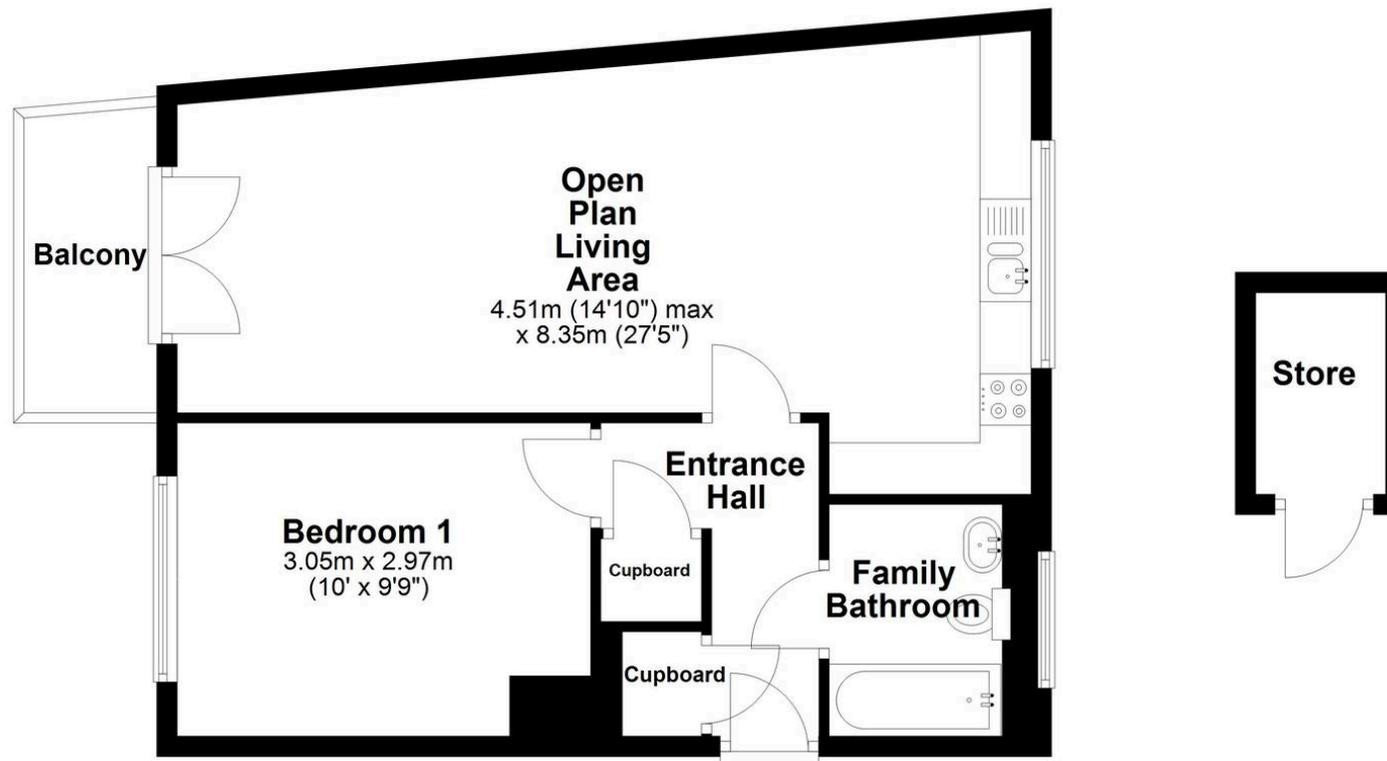
EPC Environmental Impact Rating: B

- Stunning One Bedroom Top Floor Apartment
- Spacious Accommodation Throughout
- Impressive Open-Plan Kitchen, Dining & Living Room With Balcony
- Large Master Bedroom With Built-In Wardrobes
- Allocated Parking Space & Ample Visitor Spaces
- Popular & Convenient Wantage Location, Close To Amenities
- Ideal First Time or Investment Purchase



Ground Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 53.9 sq. metres (580.0 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage - OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.