



41 Kings Wharf Mill Street, Wantage, OX12 9NZ

£250,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented two bedroom property ideally situated on a popular development within a short walk of Wantage Town Centre and with the benefit of no onward chain.

This unique home offers a flexible and contemporary living space over two floors and comprises a generous sitting room with two sets of French Doors affording delightful views over a small green. The modern open plan kitchen is well equipped with wall and floor units, built in oven, extractor and gas hob. The remainder of the ground floor comprises a second bedroom which has the versatility to be used as a home office, a bathroom and storage.

The superb 30ft Master Bedroom is nestled in the eaves and has en-suite bathroom facilities and a large dressing area.

The property also has the added advantage of allocated parking within a brick car port.

Ground Rent: £300 annually

Maintenance Charge: £1200 approx. per annum

Lease: 136 years remaining



Some material information to note: Leasehold apartment. Gas central 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 most major providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Two Bedrooms
- Central Wantage location
- Sitting Room
- Ensuite to master bedroom
- Bathroom
- Allocated undercover parking
- Council Tax Band; C, EPC Rating; TBC

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.



