



## Duces Court Limborough Road

Wantage, OX12 9NF

Guide price £ 180,000

A light and airy first floor two-bedroom apartment offering an open-plan kitchen/living space, conveniently located within walking distance of Wantage town centre.

The accommodation comprises two double bedrooms, an open-plan kitchen/living room, bathroom and useful hallway storage. The property would benefit from cosmetic modernisation, including redecoration and new flooring. Further benefits include gas central heating, double glazing and one allocated parking space.

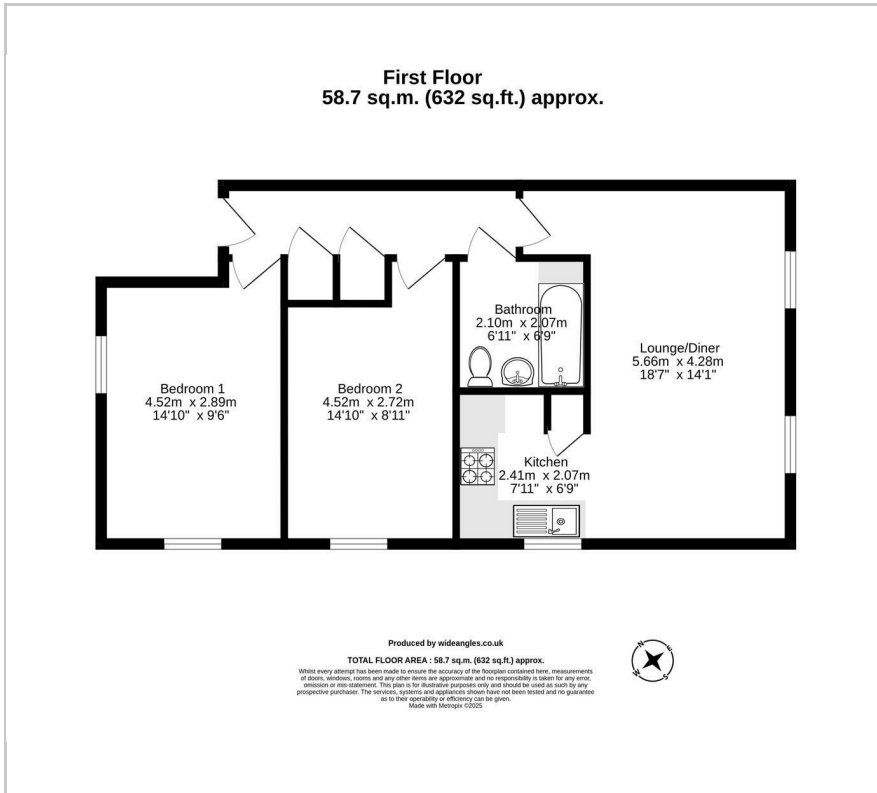
When purchasing this property, Soha will also offer a lease extension to 990 years.

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times. 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 is just 0.9 miles and offers a fast rail service to London Paddington in only 40 minutes.

- Two double bedroom first floor apartment
- Open plan living kitchen space
- One allocated parking space
- Gas central heating
- Service Charge £ 58.93 pcm approximately
- Ground Rent £ 8.33 pcm approximately
- Lease extension offered to 990 years
- Council tax band - B
- EPC rating - C



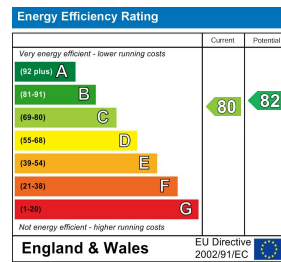
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.