



Guild House Ormond Road, Wantage, OX12 8DZ

£210,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A superb two bedroom first floor apartment with allocated parking space conveniently located within walking distance of Wantage town centre and its amenities.

This beautifully presented end of chain property has been extensively refurbished and is being sold inclusive of freestanding kitchen appliances and furniture (excluding wall fixtures).

The accommodation comprises entrance hall, ornate bathroom, two double bedrooms, separate sitting room and spacious kitchen / dining room with integrated oven and hob. Other benefits include a newly installed gas combi boiler, new flooring and doors and the property has been fully redecorated throughout.

Outside the property has an allocated parking space and several communal visitor parking spaces.

Lease length - 999 years from 25/6/1982.

Service / maintenance charges - £130/month.

Ground rent - £0

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. We are not aware of any planning permissions in place which would negatively affect the property.



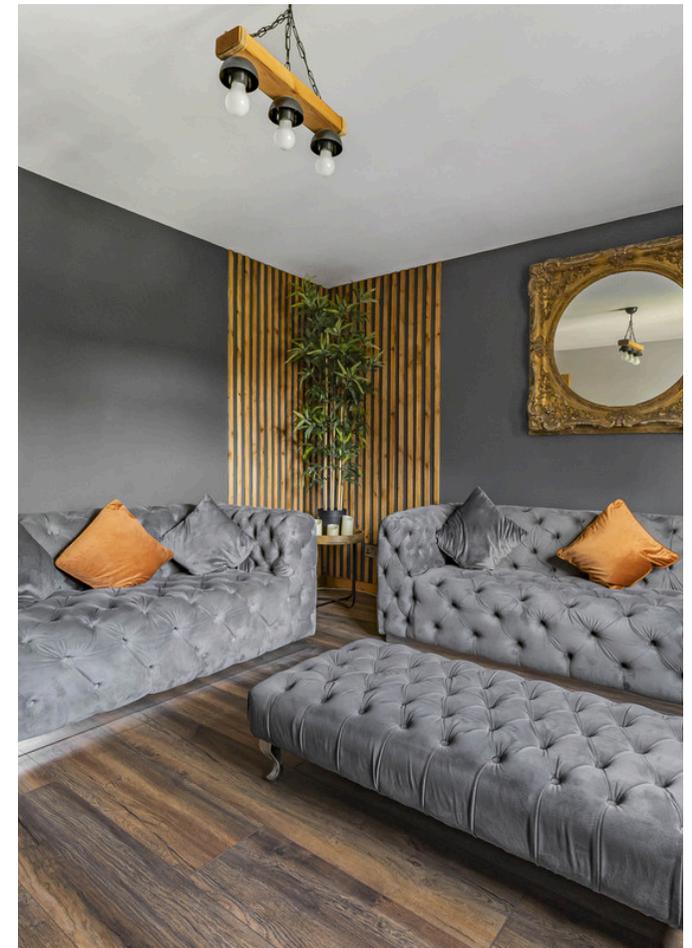


## Key Features

- Two Bedroom first floor apartment
- Close to Wantage town centre
- Allocated Parking
- Freestanding kitchen appliances included
- Refurbished and redecorated
- Separate Sitting Room
- Kitchen / Dining Room
- Gas Central Heating
- Communal Visitor parking spaces
- Council tax band: C, EPC rating: C

## 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.

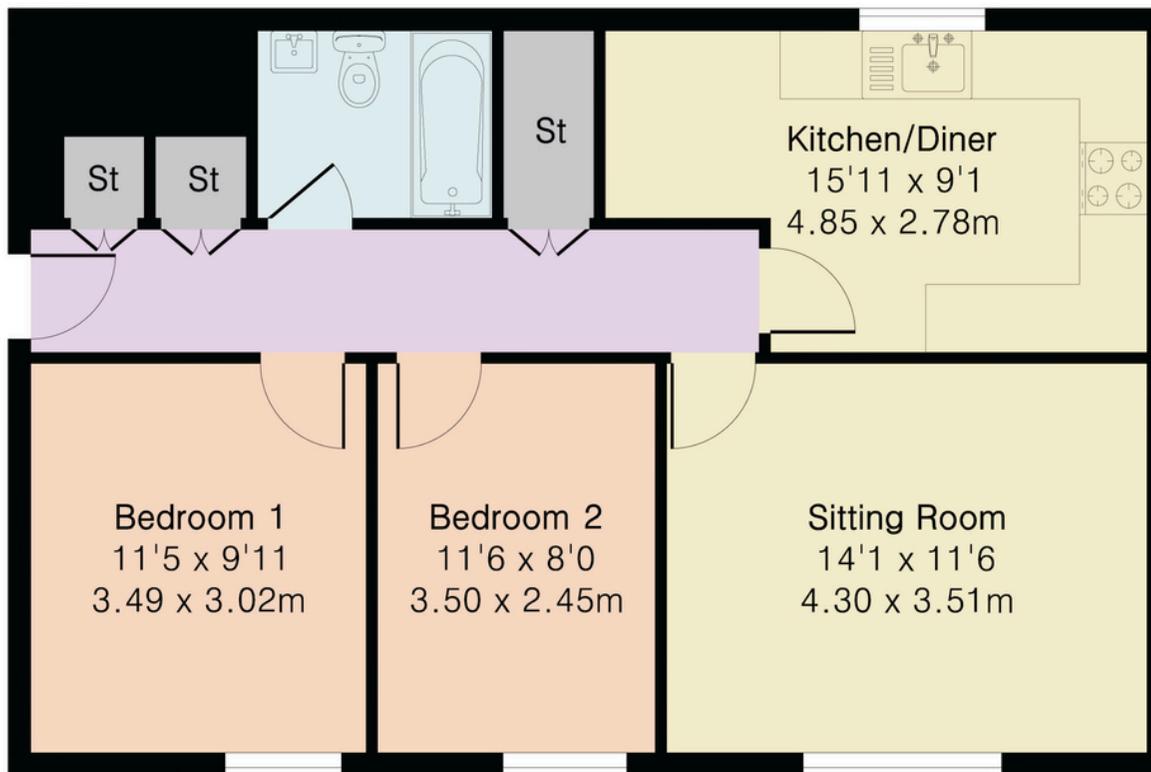


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**Approximate Gross Internal Area 678 sq ft - 63 sq m**



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