



GREEN & CO

£235,000 10a Wallingford Street, Wantage, Oxfordshire, OX12 8AX, UK

Leasehold

£235,000 Wallingford Street, Wantage

Council Tax Band B

Stunning three-bedroom duplex apartment in the heart of Wantage fusing modernity with period charm. Offered for sale with vacant possession and no onward chain the property has a balcony to the rear and has been much improved by the current owner with the most magnificent top floor bedroom suite, walk in shower room, kitchen with French doors to the balcony, two further bedrooms and sitting room with fantastic exposed timbers. This must-see property could suit first time buyer or investor alike as the remainder of the 999-year lease is being sold in conjunction with 50% of the Freehold.

Accommodation. Duplex over first and second floors with entrance hall, kitchen, sitting room, three bedrooms, shower room and balcony.

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected.

Heating Type. Gas central heating to radiators.

Leasehold. 999-year lease from 2015 with 50% share of Freehold.

Location. Winner of a Great British High Street award in 2014 and highlighted by The Sunday Times (April 2nd, 2017) as an often-overlooked part of Oxfordshire which will soon become a boom town, Wantage is superbly 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 the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good primary schools locally, including Charlton and Wantage CofE with Ofsted rated outstanding Stockham Primary School completing the educational provision within the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.



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Approximate Area = 1130 sq ft / 105 sq m
Including Limited Use Area(s) = 97 sq ft / 9 sq m
Total = 1227 sq ft / 114 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Green & Co. REF: 902967



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.