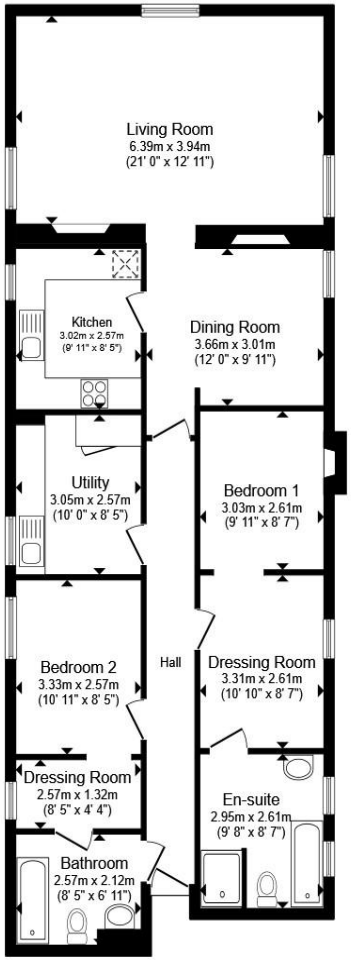
St. Mary's, Wantage, OX12 8FA

allen & harris

welcome to

St. Mary's, Wantage

Allen & Harris are pleased to offer this character apartment to the market with no onward chain. The property offers a communal entrance hall with entry system, private entrance hall, kitchen, utility room, living dining room, two bedrooms and two bathrooms. There are well maintained communal grounds and the property is situated in a popular location in Wantage with easy access to the town centre. Viewings advised. CASH BUYERS ONLY



Total floor area 108.8 m² (1,171 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

allen & harris

welcome to

St. Mary's, Wantage

- Grade 2 Listed Character Apartment
- Two Bedrooms
- Living Dining Room
- Utility Room
- En-suite to Master Bedroom

Tenure: Leasehold EPC Rating: G
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

£235,000

Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DID107107

Property Ref:
DID107107 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

01235 812333

didcot@allenandharris.co.uk

135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.