

Flat 4, 40, Market Place,
Wantage, Oxfordshire.



Flat 4, 40 Market Place, Wantage, Oxfordshire., OX12 8AW

Guide Price £139,950 Leasehold

Located in the heart of Wantage, Oxfordshire, this charming Grade II listed apartment offers a unique blend of character and modern living. Converted in approximately 2003, the whole building has undergone extensive renovations, ensuring both its historical integrity and contemporary comfort.

- 103 year lease remaining • Character property which has undergone extensive renovation • Arranged over two floors • No onward chain • Modern bathroom • Modern kitchen with oven and hob • Top floor sitting room • Top floor double bedroom • Gas central heating • Character features



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

Located in the heart of Wantage, Oxfordshire, this charming Grade II listed apartment offers a unique blend of character and modern living. Converted in approximately 2003, the whole building has undergone extensive renovations, ensuring both its historical integrity and contemporary comfort.

As you enter, you are greeted by a hallway that leads to a modern kitchen, and a well-appointed bathroom adds to the modern conveniences of this delightful apartment. Ascend the stairs to discover a generously sized living room, where you can relax and enjoy the picturesque rooftop views of the town. The double bedroom provides a peaceful retreat.

This property boasts gas-fired central heating, ensuring warmth and comfort throughout the year. With a lease remaining of approximately 103 years, and an annual insurance cost of approximately £160, this home presents a sound investment opportunity. Aside of a home, the property has also served as a rental investment for the current owner and is offered to the market with no onward chain and vacant possession.

Situated in a prime town centre location, you will find yourself just a stone's throw away from local amenities, shops, and eateries, making it an ideal choice for those seeking a convenient lifestyle.

This unique and characterful apartment over two floors is perfect for first-time buyers, professionals, or anyone looking to downsize without compromising on charm. Do not miss the chance to make this delightful property your new home.

SERVICES

All mains services connected.

Gas fired central heating.

EER-D.

Agents note. Pictures taken are from archive.

Ofcom

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FLOOR AREA 302.00 sq ft

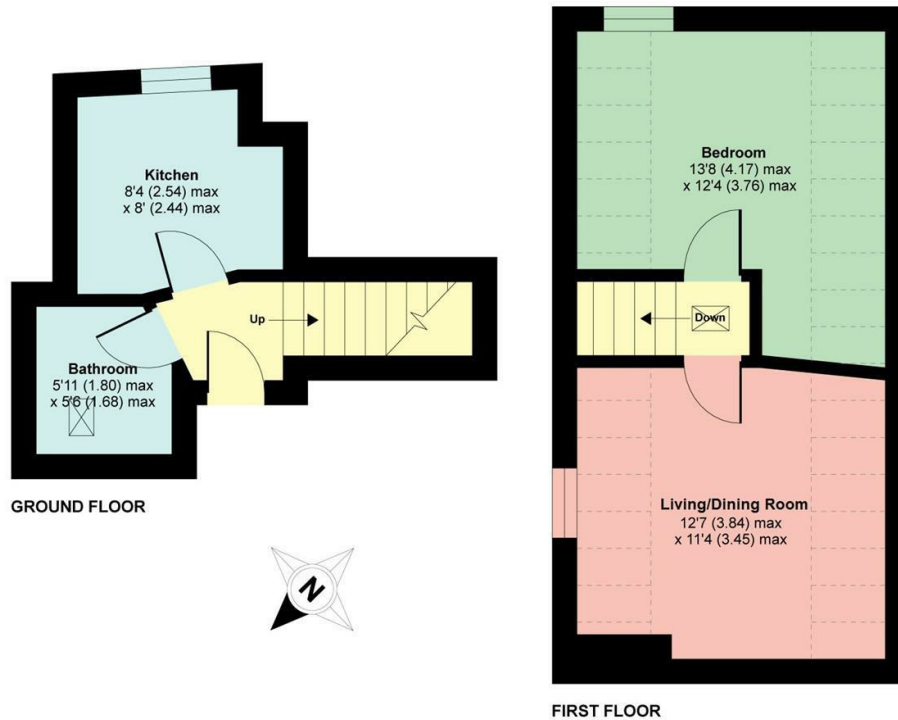
Vale of White Horse District Council

COUNCIL TAX BAND A



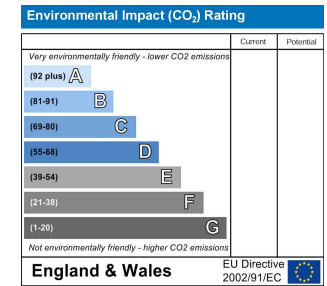
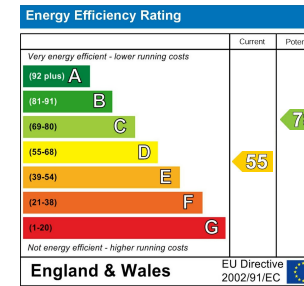
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APPROX. GROSS INTERNAL FLOOR AREA 302 SQ FT 28.1 SQ METRES (Excludes Restricted Head Height)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DIRECTIONS TO OX12 8AW

what3words:///bedspread.people.mention:
As you enter the market square, the property can be located on the upper floors of the attractive tudor building opposite the statue of King Alfred and adjacent to Specsavers.

GRD/RD 04.2026

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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5. All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Viewing strictly by appointment with the agents
Douglas and Simmons**



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