



Guild House Ormond Road, Wantage, OX12 8DZ

Guide Price £145,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

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

The property comprises a welcoming hallway with three useful storage cupboards, a good-sized living room, a separate kitchen, a well-proportioned bedroom, and a family bathroom.

The property offers an excellent opportunity for the new owner to personalise and enhance the accommodation to their own taste and requirements. A further benefit is that the property will be sold with a new lease granted upon completion, as well as being offered for sale with no onward chain.

Service/maintenance charge £130 per 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

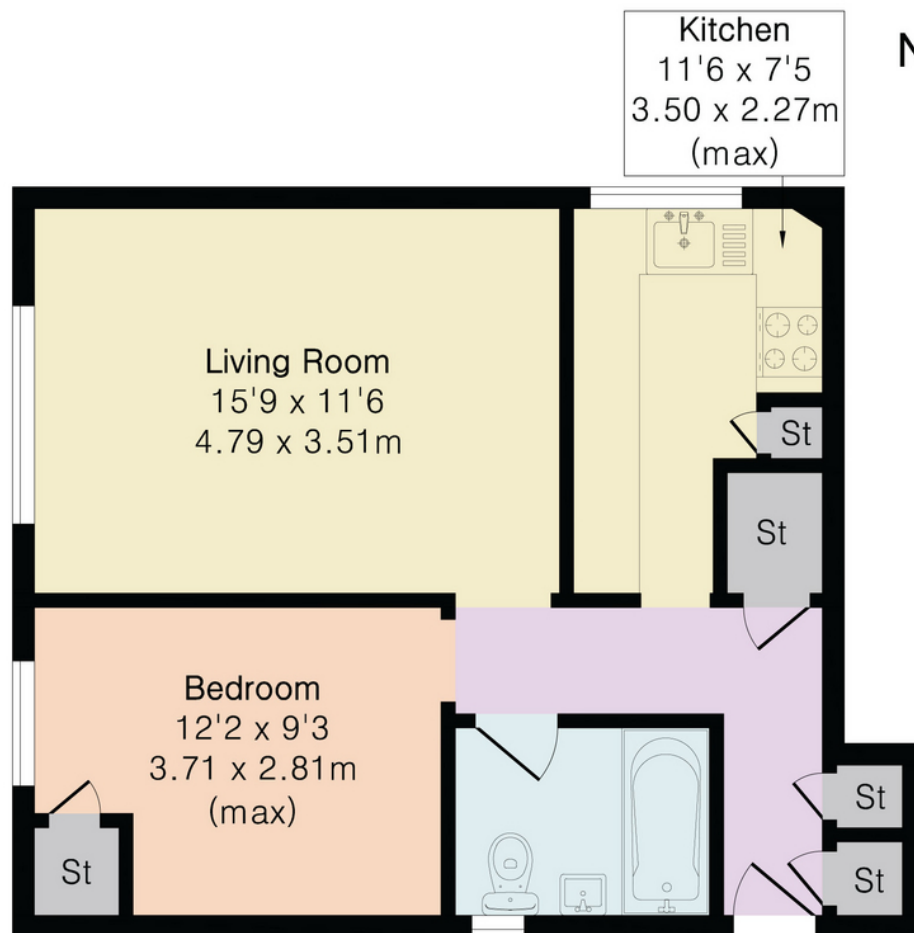
- No onward chain
- New lease upon completion
- One bedroom apartment
- First floor
- Allocated parking
- Walking distance to Wantage town centre
- EPC - C
- Council tax band - B

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.



Approximate Gross Internal Area 510 sq ft - 47 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

