

£179,000 17 Tanners Row Smiths Wharf, Wantage, OX12 9GT, UK Leasehold

£179,000 Smiths Wharf, Wantage

Council Tax Band C

END OF CHAIN This bright two-bedroom first-floor apartment enjoys an abundance of natural light, thanks to its South-East-facing balcony overlooking the peaceful Letcombe Brook. Ideally located within this popular development just a short walk from the Market Place and local shops, the property offers modern, comfortable living in a convenient setting. The open-plan living and dining area seamlessly connects to a well-equipped kitchen, creating a welcoming space for relaxing or entertaining, alongside having the added benefit of newly fitted carpets. There are two double bedrooms, including a principal bedroom with an en-suite shower room, as well as the main bathroom. Perfectly suited to first-time buyers, young professionals, or investors alike, this apartment also benefits from the inclusion of ***recently purchased white goods, a private parking space and a brand new boiler.***

what3words. w3w.co/forms.smashes.ambushes.

Leasehold. 155 years from 01/01/2003. **Ground Rent.** £250 per annum with a review date of 01/01/2028 and every subsequent 25 years thereafter.

Service Charge. £484.68, plus a Reserve Fund contribution of £134.41, every 6 months as of April 2026, totalling an estimated annual Service Charge of £1238.18.

Utilities. All mains services are connected. **Heating Type.** Gas-fired central heating to radiators.

Location. Once a winner of the Great British High Street award and recognised by The Sunday Times as an often-overlooked gem of Oxfordshire destined to become a thriving hub, Wantage is ideally located in the Vale of the White Horse. The town offers excellent transport links, with the A338 providing easy access to the A34, M40, M4, and rail services from Oxford, Didcot, and Swindon. A picturesque Market Town with deep historical roots dating back to the time of Alfred the Great, Wantage boasts a vibrant mix of high street and independent retailers, along with a wealth of bars, restaurants, and cafes that contribute to its thriving community atmosphere. King Alfred's Academy provides secondary education and is part of the Cambrian Learning Trust, collaborating with local primary schools, including Charlton, Wantage CofE, Stockham Primary School and Wantage Primary Academy. With easy access to the stunning surrounding countryside, including the ancient Ridgeway and White Horse Hill, Wantage offers the perfect blend of semi-urban living and rural beauty.

Other Material Information. There is scheduled demolition of the warehouse adjacent to the property. There is outstanding planning permission for the construction of a residential and commercial building in its place. From our experience, a Deed of Variation is likely to be required to address the Ground Rent review.



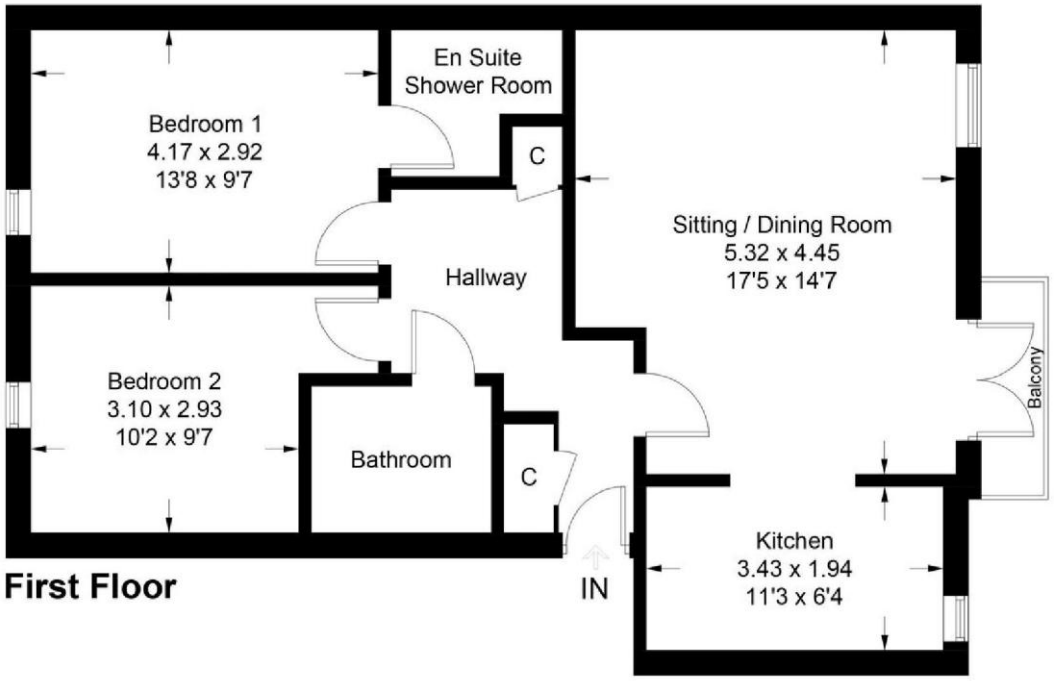




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Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



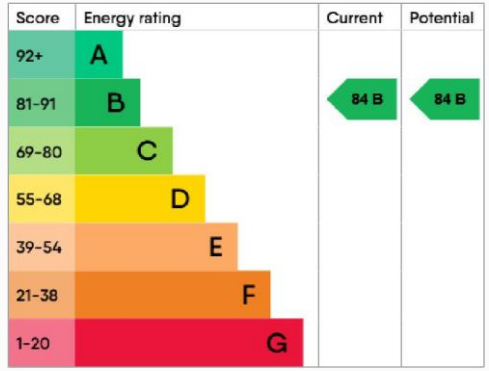
First Floor

GREEN&

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

SDLT. For Stamp Duty Land Tax calculations, visit https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Flood Risk. To check the long-term flood risk for this property, visit https://www.gov.uk/check-long-term-flood-risk.

Planning. To see any planning applications that may affect this property, visit https://www.gov.uk/search-register-planning-decisions.

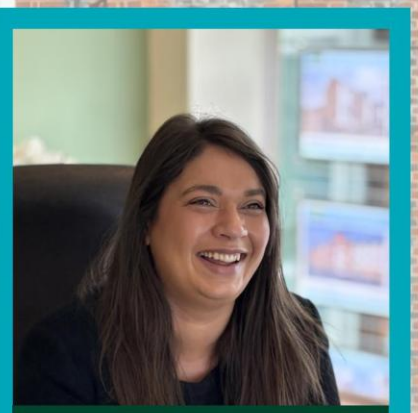
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