



36 Alfredston Place, Wantage, OX12 8DL
£180,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented first floor apartment situated close to Wantage Town Centre and local amenities with allocated parking space.

This apartment comprises entrance hall with storage cupboards, kitchen with a range of eye and base level units, built in single oven and electric hob. The property features a spacious living / dining room with French doors leading onto a south facing balcony which is the full width of the sitting room and master bedroom. The master bedroom again with French doors onto the large balcony and built in wardrobes, the second bedroom is also a good size and features built in storage. Each bedroom has easy access to the family bathroom which has a shower over a full size bathtub. The property also has another separate w/c.

This apartment provides the ideal accommodation for those looking for a central location with easy access to the Town Centre.

Remaining lease length 87 Years

Ground rent £188 per annum paid in two instalments

Maintenance charges £2702 per annum paid in two instalments



Some material information to note: Leasehold property. Electric heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and Superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



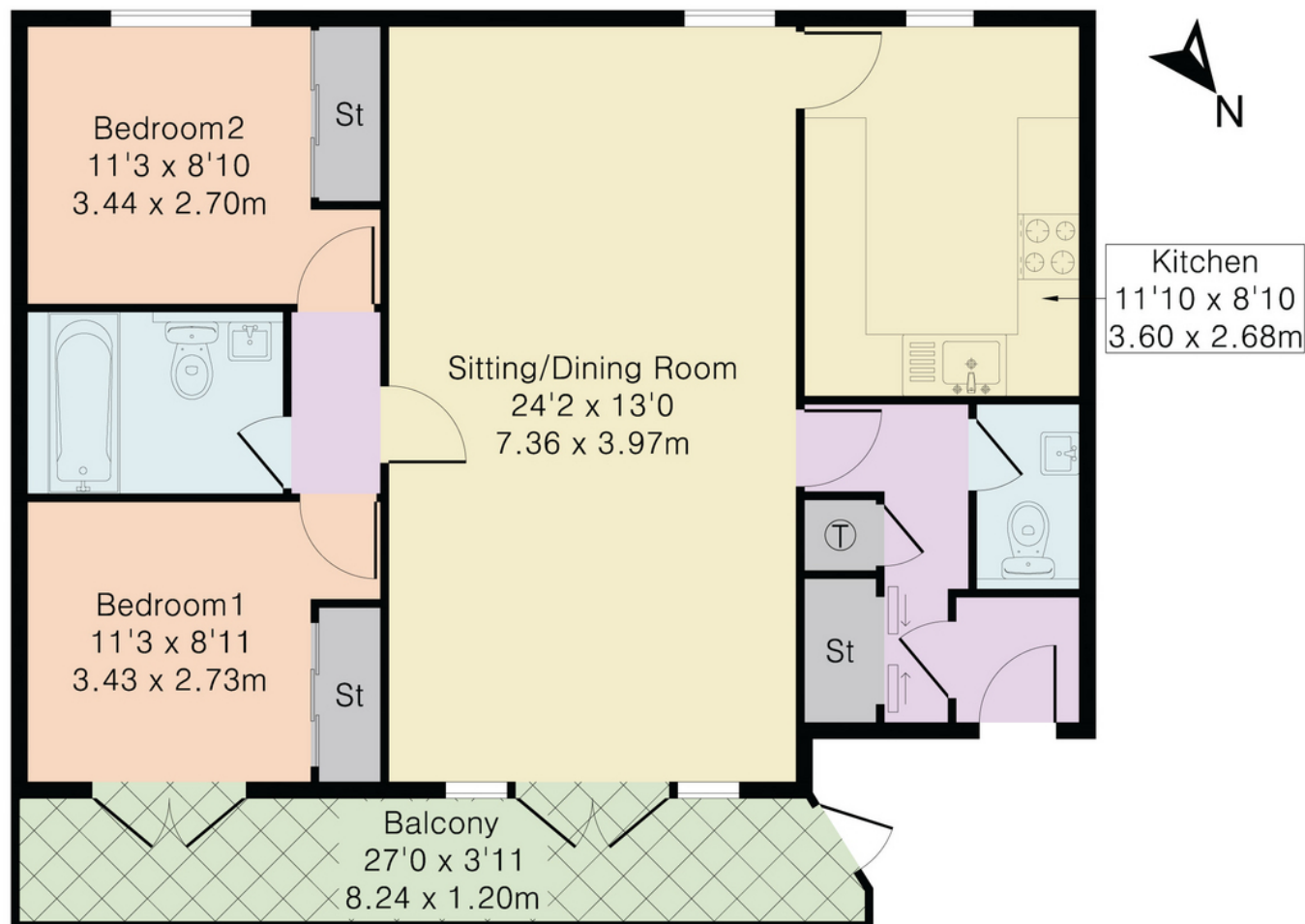
Key Features

- Large balcony
- Short walk to Wantage town centre
- Two bedrooms
- Family bathroom
- Allocated Parking
- Spacious sitting / dining room
- Kitchen
- EPC rating: C, Council tax band: C

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 795 sq ft - 74 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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