



23 Post Office Lane, Wantage
£115,000

Waymark

23 Post Office Lane

Wantage

This unique and charming Grade II-listed one-bedroom duplex apartment occupies a convenient position within Wantage and offers spacious, character-filled accommodation throughout.

With its own private front door and an impressive sense of space, an internal viewing is highly recommended to fully appreciate everything this property has to offer.

The property is accessed via a private entrance porch, leading into a generous living and dining room featuring high ceilings that enhance the feeling of space. A separate kitchen provides practical cooking space and is complemented by a useful large larder cupboard for additional storage. From the living area, a small hallway is currently housing a washing machine, along with access to a convenient ground-floor cloakroom. Beyond this, a generous hallway provides additional versatility, offering ample space for furniture and storage. Upstairs, the accommodation comprises a large and spacious double bedroom. The room is currently arranged with two double beds positioned at either end, demonstrating its impressive proportions. An en-suite bathroom completes the space, creating a comfortable and private retreat.

Material Information: The property is leasehold with a 99 year lease from 1986 with 59 years remaining. There is ground rent of £200 per annum and building insurance payable taken each November. Building Insurance sum of £211.06 for 2025. The property is connected to mains water, electricity and drainage. The property is heated via a gas fired boiler which was replaced in 2016. Conservation Area - Yes. Flood risk - very low according to gov.uk. Mobile signal - Mobile signal - Good outdoor and in-home for Three, Vodafone & EE and Good outdoor, variable in-home according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available according to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

Please note: This property is being sold to cash buyers only.





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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: C

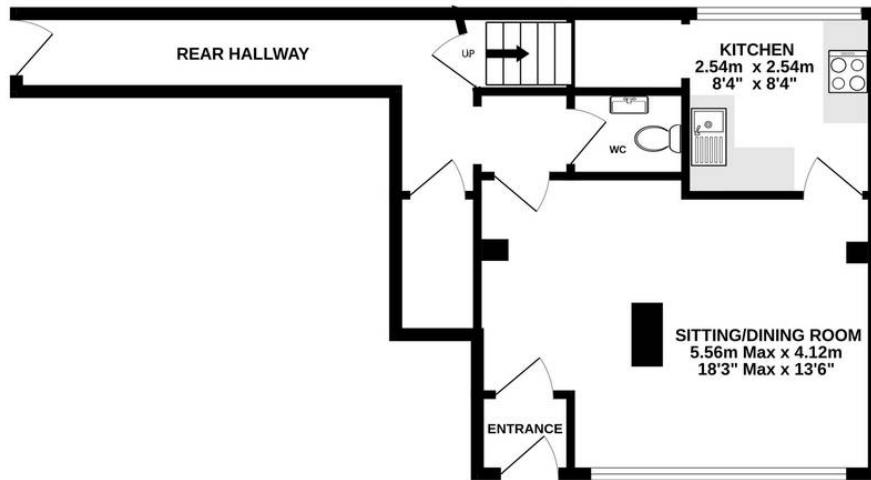
Tenure: Leasehold

- Unique & Charming Grade-II Listed One Bedroom Duplex Apartment
- Generous Living/Dining Room With Separate Kitchen
- Large Master Bedroom On The First Floor With Ensuite Bathroom
- High Ceilings & Beautiful Characterful Features Throughout
- Private Own Front Door Access
- Immaculate Condition Throughout - Viewing Essential





GROUND FLOOR
45.0 sq.m. (485 sq.ft.) approx.



1ST FLOOR
36.8 sq.m. (396 sq.ft.) approx.



23 POST OFFICE LANE WANTAGE OX12 8DR

TOTAL FLOOR AREA : 81.8 sq.m. (880 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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