



39 St. Gabriel's, Wantage
£90,000

Waymark

39 St. Gabriel's

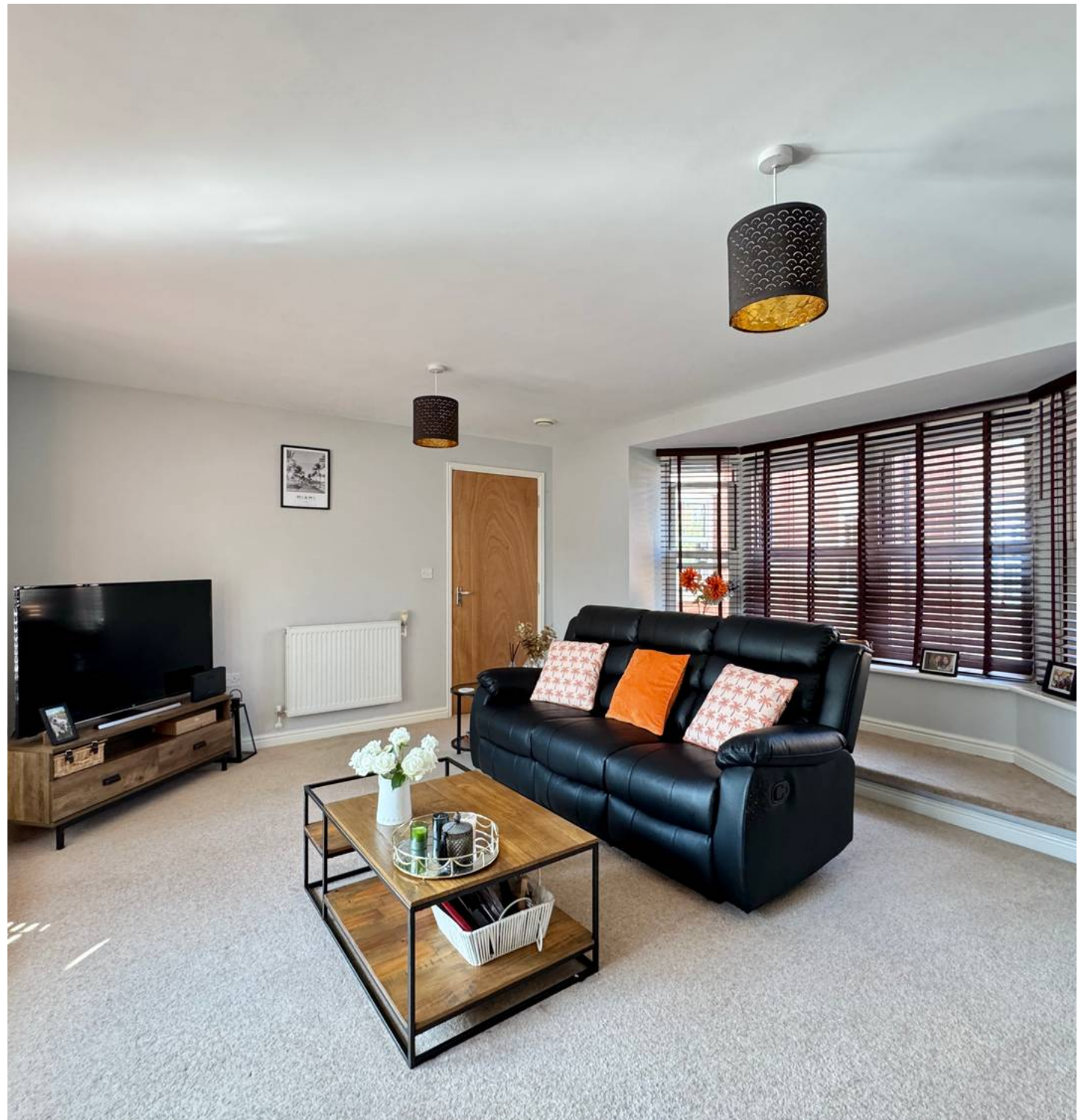
Wantage

Offered to the market for 45% share ownership, is this unique two-bedroom first-floor apartment, ideally situated in a prime Wantage location within easy walking distance of the town's wide range of amenities.

The well-proportioned accommodation briefly comprises an entrance hall with a useful storage cupboard, two generous bedrooms both benefiting from built-in wardrobes, a family bathroom, a separate kitchen, and a spacious dual-aspect living/dining room. A particular feature of the property is the impressive living space, enhanced by attractive bay windows to both aspects, flooding the room with natural light and creating a bright and inviting atmosphere.

Externally, the property benefits from an allocated parking space to the rear, adding valuable convenience in this sought-after town-centre setting.

Furthermore, the property represents an ideal first time or investment purchase and should be viewed internally to fully appreciate.



39 St. Gabriel's

Wantage

Should you wish to purchase more than 45%, please contact us directly to discuss the purchase price and the revised rent that would be payable.

Material Information - The property is leasehold with 82 years remaining. The rent payable to the housing association is £439 per month. There is a service charge of £201.43 per month. This payment is for the service charge, buildings insurance, management fee and reserve fund. The property is heated via a gas fired boiler. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and in-home for EE, Three & Vodafone, Good outdoor for O2 according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - only superfast available.



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Wantage

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

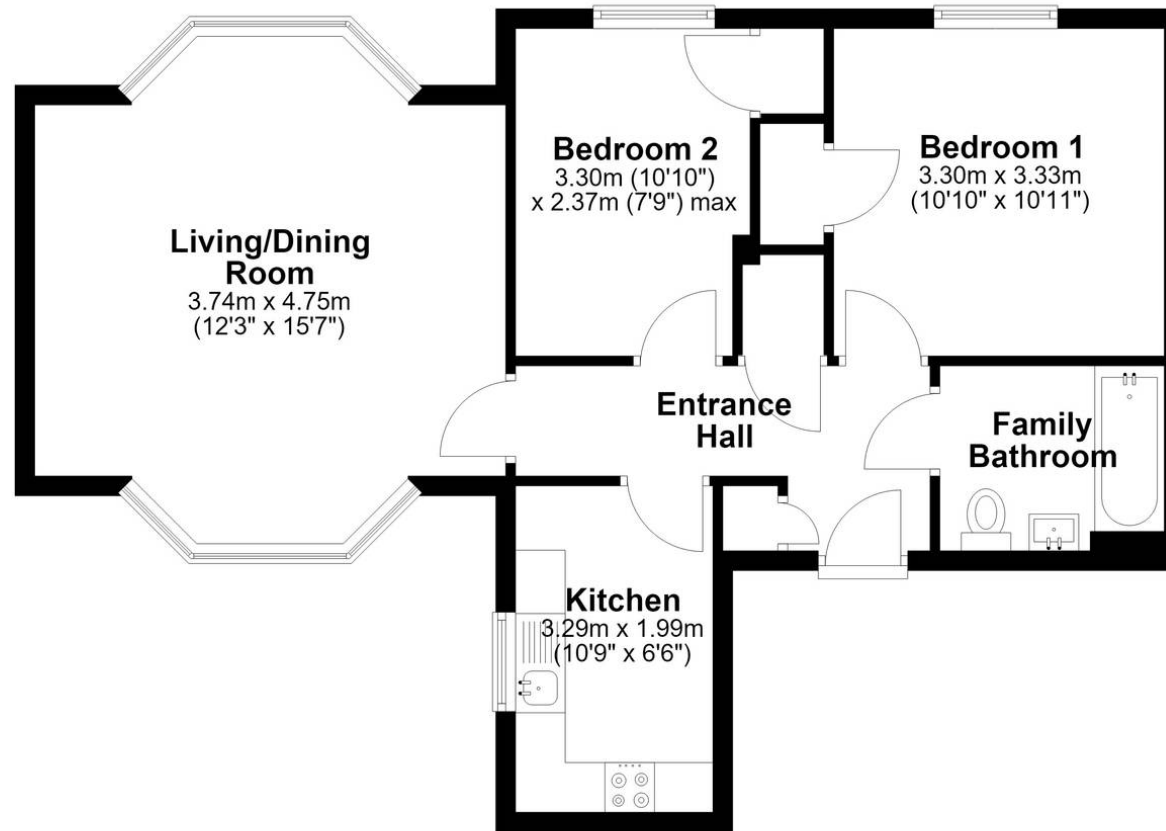
- Unique Two Bedroom First Floor Apartment
- Bedrooms Complete With Built-In Wardrobes
- Spacious Living/Dining Room With Two Bay Windows
- Separate Kitchen
- Allocated Parking Space
- Prime Wantage Location, Close To Amenities
- 45% Shared Ownership





Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



Total area: approx. 58.8 sq. metres (633.3 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.