



Flat 3, 11-12 Market Place, Wantage
£160,000

Waymark

Flat 3

11-12 Market Place, Wantage

This unique Grade II listed two bedroom duplex apartment offers an exciting opportunity to create a spacious and characterful home in the heart of Wantage. Extending to approximately 896 sq. ft., the accommodation is arranged over two floors and combines generous room proportions with the charm and individuality of a historic building. The apartment is approached via a central entrance hall, providing useful space for coats and shoes and giving access to the well-proportioned living accommodation. The impressive living room offers a generous reception space with ample room for comfortable seating and dining, while also providing flexibility to suit a variety of lifestyles. Useful built-in storage adds practicality, and a large window allows plenty of natural light to fill the room, creating a bright and welcoming space. The separate kitchen offers a generous footprint, with ample space for a dining table and chairs alongside plentiful worktop and cupboard space. The room provides an excellent opportunity for a purchaser to create a modern and practical kitchen tailored to their own requirements. Like the living room, the kitchen benefits from **high ceilings**, enhancing the sense of space and adding to the character and proportions of this impressive period apartment.

The second floor provides two well-proportioned bedrooms, both offering generous accommodation. The master bedroom is a large double, while the second bedroom is also a good size and benefits from useful built-in storage. Completing this floor is a family bathroom, together with a separate WC, providing added convenience for residents and guests alike.





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The property requires modernisation and refurbishment, however, the underlying accommodation offers an excellent opportunity to create a distinctive and highly individual home, while retaining the character and charm of this Grade II listed building. The property has already benefited from a new roof and the replacement of some windows, providing a positive starting point for the works required. With its generous room proportions, large reception room, separate kitchen and two spacious bedrooms, the apartment offers considerable potential for a purchaser looking for a project in a prime central Wantage location.

Situated in Wantage Market Place, the property is exceptionally well placed for enjoying the town centre, with its independent shops, cafés, restaurants and everyday amenities all within easy reach.

Material Information: The property is leasehold with 150 term from 2014 with 138 years remaining. The management is £100 per annum and there is a ground rent cost of £100 per annum. Conservation Area - Yes. Very low risk of flooding according to Gov.uk. Mobile Coverage is only available for the building of 11-12 Market Place - 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 - Ultrafast available. For further details on mobile and broadband please check www.ofcom.org.uk. The property has an EPC exemption.



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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

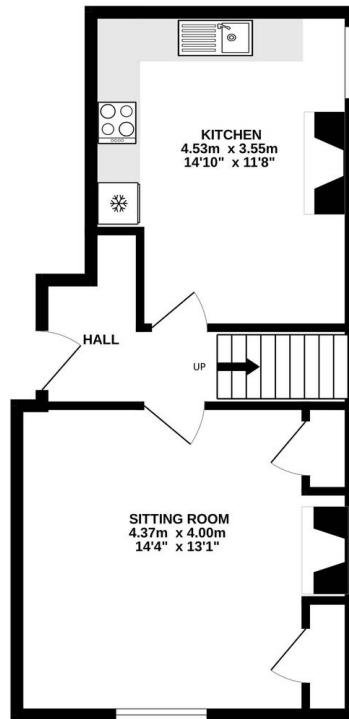
Tenure: Leasehold

- Large Grade II Listed Two Bedroom Duplex Apartment
- No Onward Chain
- Large Living Room With Feature High Ceilings
- Spacious Kitchen/Dining Room
- Characterful Features & Exposed Beams
- Fantastic Opportunity - Viewing Highly Advised

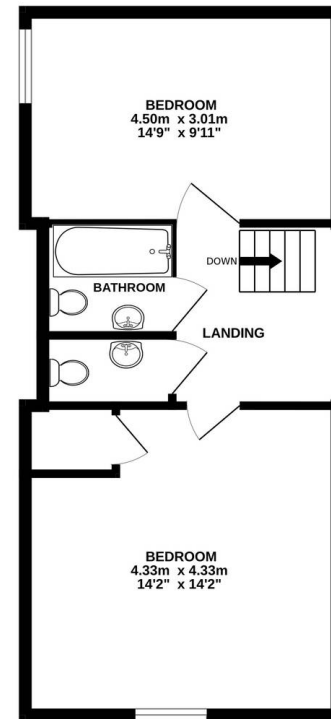




1ST FLOOR
40.2 sq.m. (433 sq.ft.) approx.



2ND FLOOR
43.0 sq.m. (463 sq.ft.) approx.



FLAT 3 11-12 MARKET PLACE WANTAGE OX12 8AB
TOTAL FLOOR AREA : 83.2 sq.m. (896 sq.ft.) approx.
Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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Waymark Wantage

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