

St. Annes House 24-28 Newbury Street, Wantage, OX12 8DA

£142,500 Leasehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Well presented one bedroom ground floor maisonette forming part of this attractive Grade II listed building, and located just a short stroll from Wantage town centre and all of its amenities.

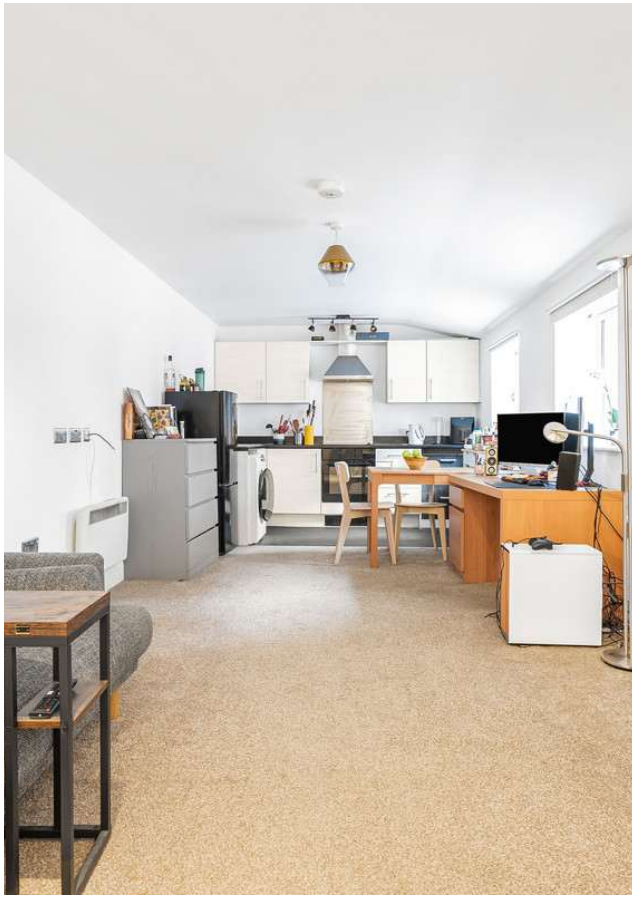
Overlooking the pretty communal grounds to the rear this charming home comprises its own front door opening into the spacious open plan kitchen / living area with fitted oven, hob and extractor. The double bedroom benefits high ceilings and a large wardrobe, leading through to the modern ensuite shower room.

Lease length - 112 years remaining
Service charge - £2200 per annum (paid every 6months)
Ground rent - £100 per annum

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







Key Features

- Grade II Period Property
- Close to Town Centre
- One Bedroom
- Modern En Suite
- Open Plan Kitchen / Dining Room
- Communal Gardens
- Council Tax Band B
- EPC Rating F

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 Doomsday 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 506 sq ft – 47 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

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