



Flat 17, Duces Court Limborough Road, Wantage
£194,995

Waymark

Flat 17

Duces Court Limbrough Road, Wantage

A well-presented two-bedroom ground floor apartment, conveniently situated within the ever-popular market town of Wantage, offering easy walking access to a wide range of local amenities. Offered to the market with the added advantage of NO ONWARD CHAIN, this property represents an excellent opportunity for first-time buyers and investors.

The well-proportioned accommodation comprises an entrance hall with useful built-in storage cupboards, two bedrooms, a family bathroom and a spacious open-plan living/dining/kitchen, providing a light and sociable living space.

Externally, the property benefits from an allocated parking space, marked 'Z', together with additional visitor parking for guests.

The apartment has also benefited from a number of practical improvements, including the replacement of the gas boiler, which has been recently serviced, together with the installation of upgraded utility meters incorporating a modern smart meter system, providing greater convenience and energy monitoring.

Material Information: The property is leasehold with a lease term of 125 years from September 2007 with 107 years remaining. There is an annual service charge which has been calculated for Jan 24/Jan 25 of £540 along with an annual Ground Rent fee of £100 with a Ground Rent Review from 1 January 2040 and in every 33rd year. Material Information: Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, variable in-home for O2 Three Vodafone and EE





Flat 17

Duces Court Limbrough Road, 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: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

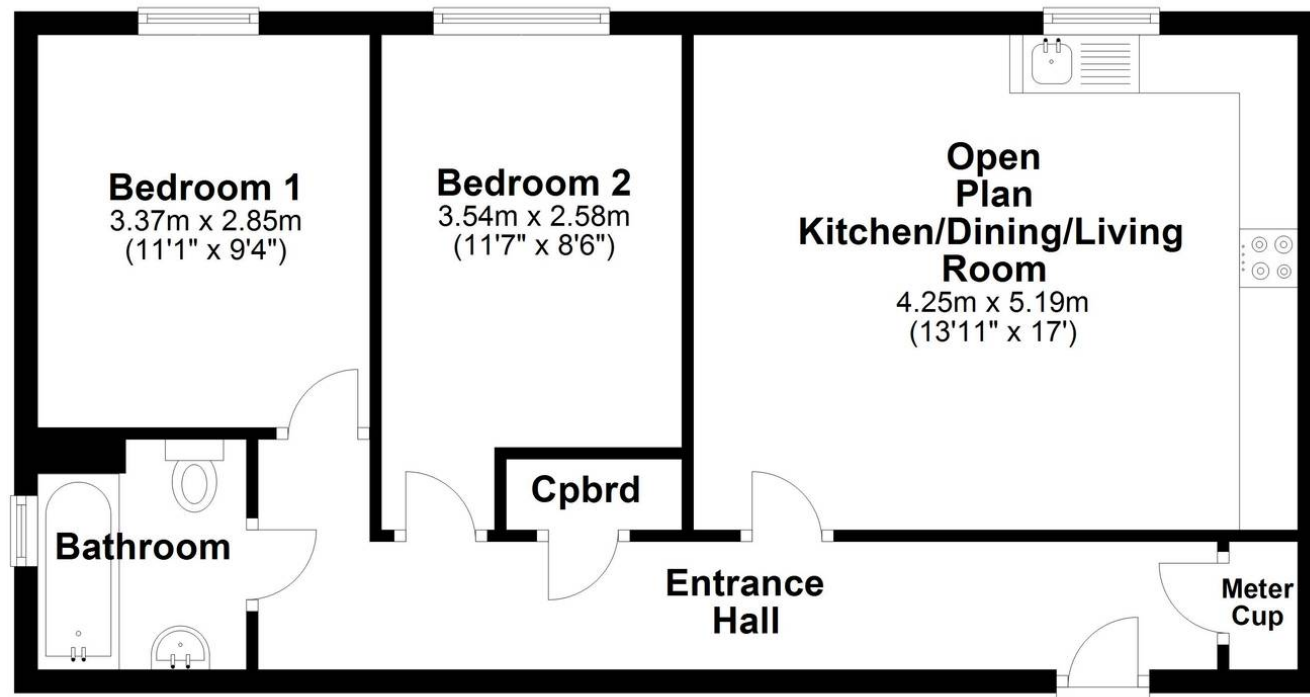
EPC Environmental Impact Rating: B

- Two Bedroom Ground Floor Apartment
- Spacious Open Plan Living Accommodation
- Ideal First Time Buy or Investment Purchase
- No Onward Chain
- Allocated Parking Space
- Prime Wantage Location



Ground Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



Total area: approx. 59.0 sq. metres (634.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage – OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

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.