



70 St. Gabriel's, Wantage, OX12 8FL  
£200,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A modern two bedroom apartment with an allocated parking space, centrally located within walking distance of Wantage town centre.

This first floor apartment comes to market offering plenty of eye level and base level storage in the kitchen with a single oven and gas hob. Boasting a separate dual aspect living room with two beautiful bay windows and two good sized double bedrooms with family bathroom.

The bedrooms are both a generous in size with the main bedroom offering lots of built in storage. There is modern bathroom with shower over full sized bath.

Outside there is an allocated parking space.

Ground Rent: £188 annually

Maintenance Charge: £1970.00 per annum

Lease: 99 years from 1 November 2009 (82 years remaining)

Some material information to note: Leasehold apartment. 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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



## Key Features

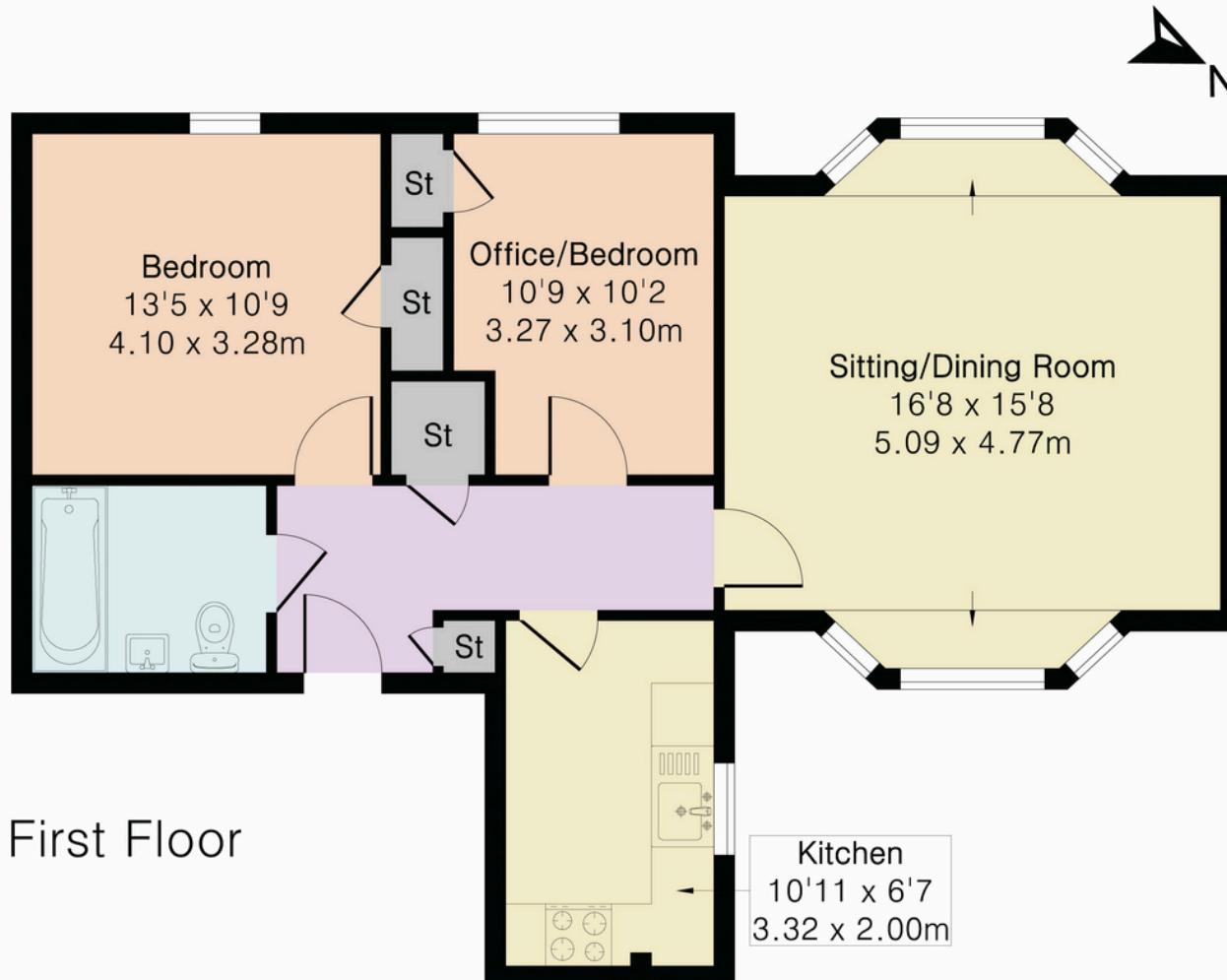
- Two double bedrooms
- Large sitting room with bay windows
- Kitchen
- Good built in storage
- Close to Wantage town centre
- Family bathroom
- Allocated parking space
- Council tax band: C, EPC rating: C

## 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 662 sq ft - 61 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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