



17 Squires House Smiths Wharf, Wantage, OX12 9GX
£210,000 Leasehold

THOMAS
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SALES LETTINGS



The Property

A beautifully presented, two-bedroom apartment set in a highly sought-after location, available chain-free – ideal for first-time buyers or investors.

Built in 2003, this contemporary apartment features two double bedrooms and is ideally situated within easy reach of town centre amenities. Perfect as a first home or an investment opportunity, early viewing is strongly recommended.

Accessed via a secure communal entrance with an entry phone system, the apartment comprises a welcoming entrance hall, a spacious living/dining area with open-plan kitchen, a master bedroom, a second double bedroom, and a renovated large family bathroom with bath and separate shower.

Additional benefits include well-maintained communal gardens, an allocated parking space, a bicycle store, gas-fired central heating, and uPVC double glazing.

Ground Rent: £225.00 Annually

Maintenance Charge: £ 1,846.40 per annum

Lease: 133 years remaining



Some material information to note: Leasehold apartment gas-fired central 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.

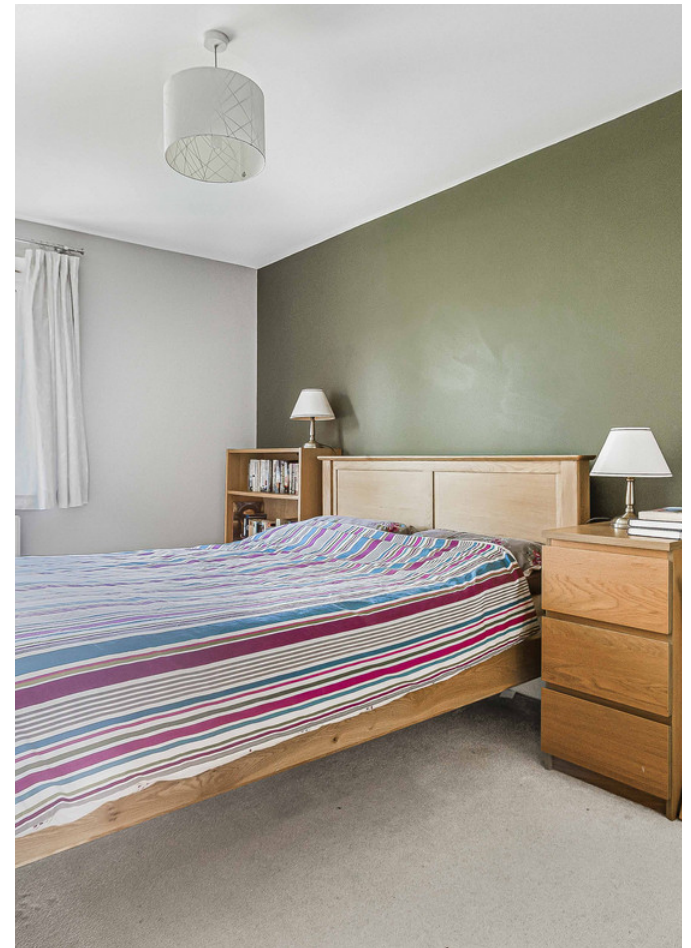


Key Features

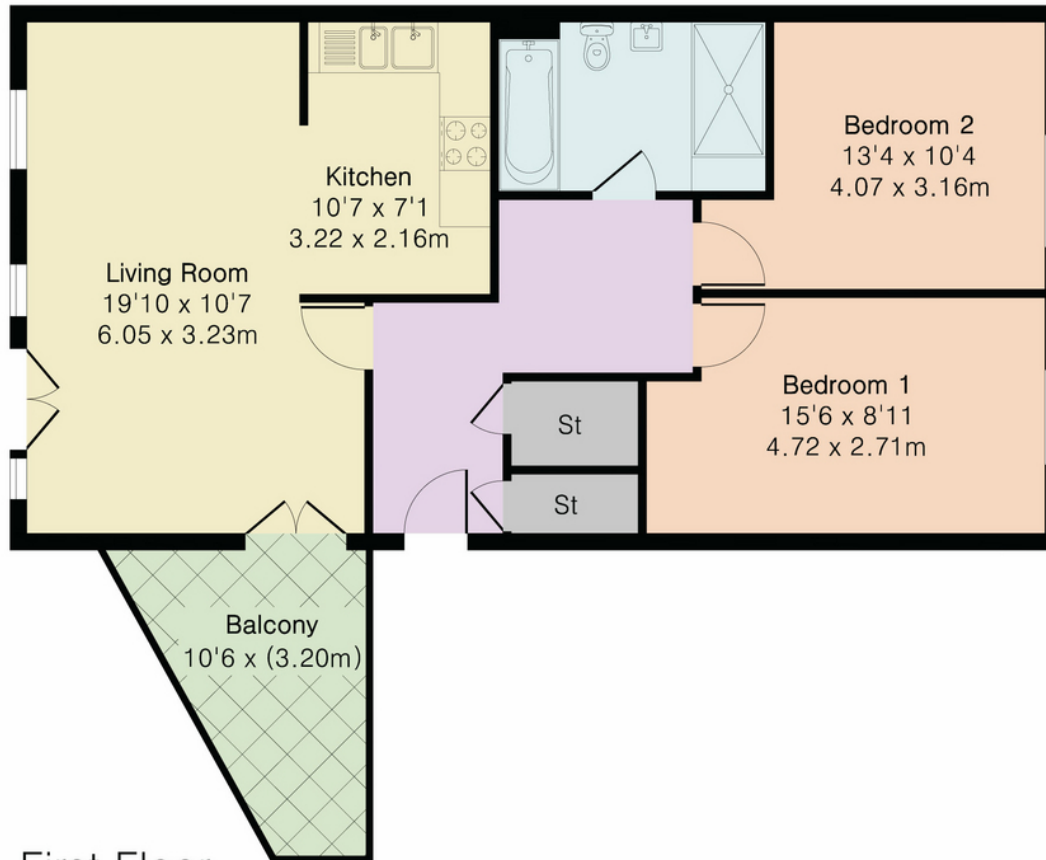
- Two bedroom first floor apartment
- No onward chain
- Open plan kitchen sitting room
- Two double bedrooms
- Family bathroom with separate shower
- Gas fired central heating
- Allocated parking space
- Communal gardens
- Council tax band: C, EPC rating: C

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 Domesday 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 785 sq ft - 73 sq m



First Floor



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.



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