



Duces Court Limborough Road, Wantage, OX12 9NF
Guide Price £180,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-proportioned two-bedroom second-floor apartment, ideally situated close to Wantage town centre, with its excellent range of shops, amenities and local facilities.

On entering the apartment, the welcoming hallway provides access to all rooms and benefits from two generous storage cupboards. The property features a delightful open-plan kitchen and sitting room, creating a versatile and sociable living space with a feature fireplace and room for dining.

The well-appointed kitchen comprises a range of base and eye-level units, an integrated oven and hob, together with space for additional white goods.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes. The family bathroom is fitted with a bath and shower over, completing the accommodation.

This well-presented apartment is accessed via a communal entrance and further benefits from an allocated parking space.

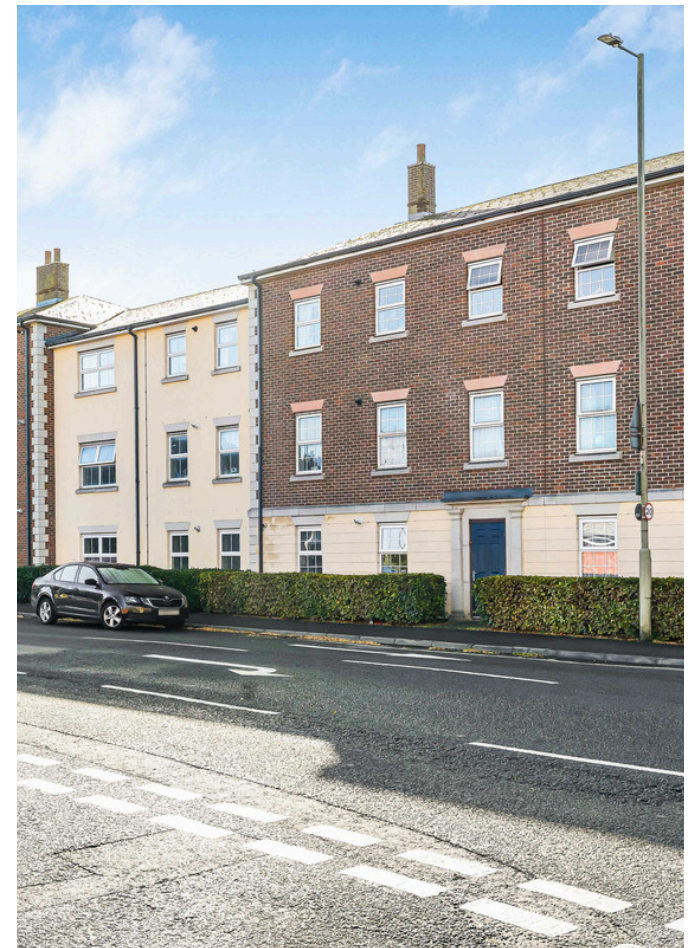


Lease length - 125 years from 01/09/2007

Service/maintenance £466.27 per annum

Ground rent £100 per annum

Some material information to note: Leasehold property. 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 most major providers. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Second floor apartment
- Two double bedrooms
- Central location - close to shops and local amenities
- Spacious open plan kitchen / living room
- Family bathroom
- Good condition
- Allocated parking space
- EPC - B
- Council tax band - B

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.

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wantage Office

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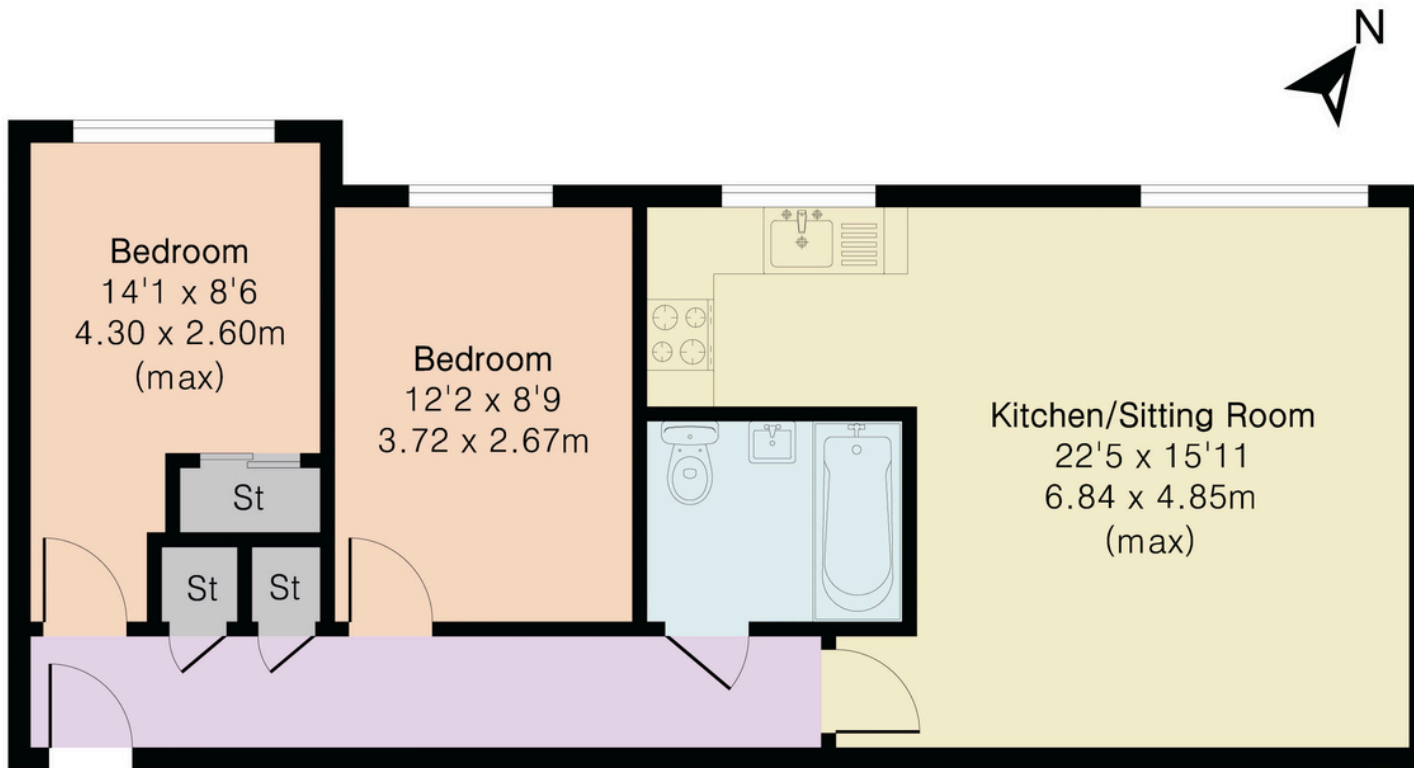
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Approximate Gross Internal Area 668 sq ft - 62 sq m



Second Floor