



23 Alfredston Place, Wantage

In Excess of £200,000

Waymark

23 Alfredston Place

Wantage

A beautifully presented ground floor apartment, enjoying two private south facing terraces and conveniently located within a short walking distance of the town centre of Wantage.

The property comprises a modern fitted kitchen/breakfast room and an open plan sitting/dining room which opens out to the first of two private south facing terraces. The large master bedroom has fitted wardrobes and enjoys direct access out to the second private terrace. The second bedroom is fitted with built-in wardrobes. A modern fitted bathroom with a shower over the bath completes the apartment. Externally, the property has one allocated parking space opposite the flat, in the residential parking area, the end space to the left hand side to the flat. As well as use of visitors parking for the development.

The Long Leasehold interest of the property is available to purchase which we understand has 87 years remaining. We understand there is an annual Ground Rent payable of £188 and an annual Maintenance Charge of £1,970. We understand that the property is connected to mains electricity, water and drainage and is heated by electric wall mounted heaters.

The property is available to purchase with no onward chain and would be ideal for first time or investment buyers.

Material Information: The property is leasehold and connected to mains electricity, water, and drainage, with electric heating. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and in-home for EE, Three & Vodafone. Good outdoor for O2 according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available.





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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 as well as being in the catchment area for Stockham Primary School which has an 'Outstanding' Ofsted report. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

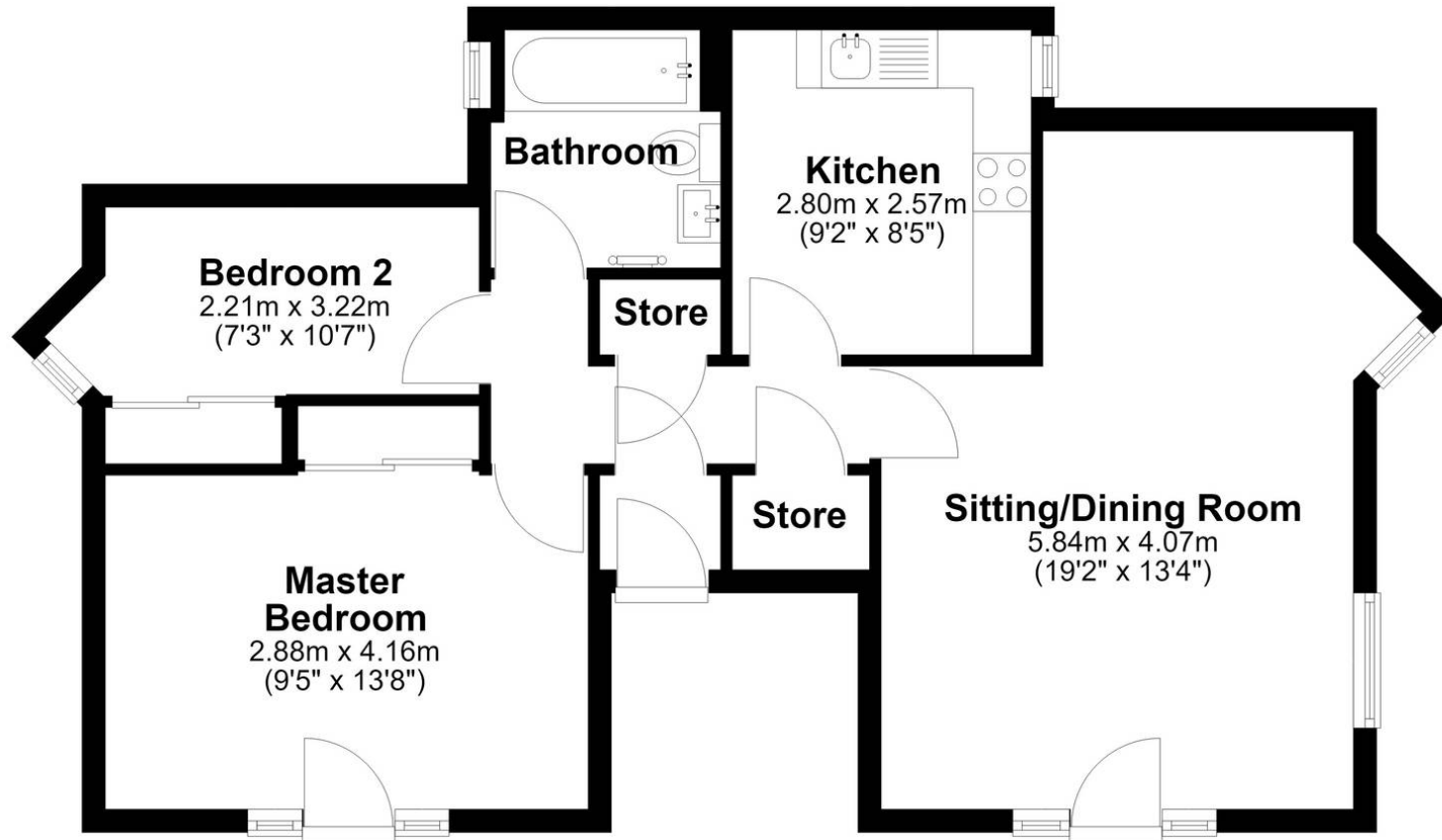
- No onward chain
- 2 Private south facing terraces
- Beautifully presented ground floor apartment





Ground Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



Total area: approx. 60.0 sq. metres (646.3 sq. feet)

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.