



12 Worthington Way, Wantage, OX12 9HR
£149,950 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented one-bedroom ground floor maisonette, benefiting from a long lease and ideally located close to Wantage Market Place.

Having undergone a recent refurbishment, the property comes to market in excellent condition throughout and comprises a porch leading into an entrance hall with useful storage cupboards. The double bedroom benefits from a large cupboard and is located at the front of the property. There is a modern bathroom with a shower over the bath, while the spacious sitting/dining room enjoys a pleasant aspect overlooking the rear. The kitchen is fitted with a range of ground and eye-level units, with space for white goods. Other benefits include newly fitted carpets and gas central heating.

Lease Length - 125 years remaining

Maintenance charge - £344.22

Peppercorn Ground rent

Some material information to note: Leasehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government portal generally highlights this as a yearly low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Quiet cul-de-sac location
- Ample shared parking nearby
- Ground floor maisonette
- Double bedroom with fitted wardrobe
- Sitting / dining room
- Modern bathroom
- Gas central heating
- Council tax band: B, 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.

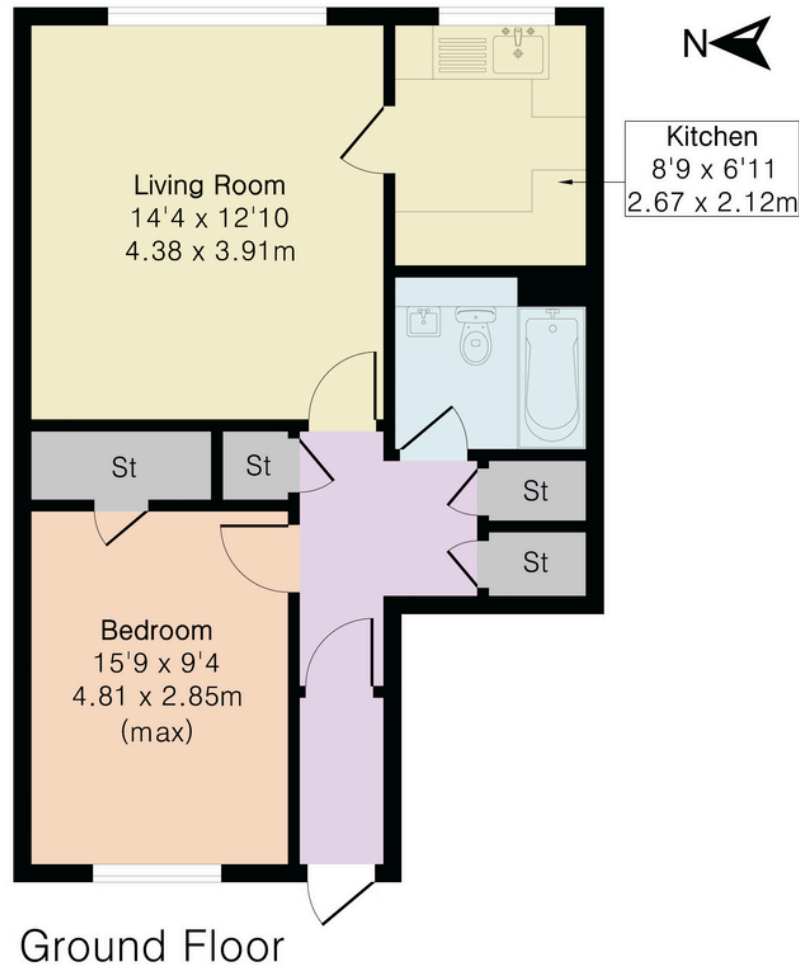


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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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

Approximate Gross Internal Area 546 sq ft - 51 sq m



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