



18 Hazel Grove, Wantage

Guide Price £195,000

Waymark

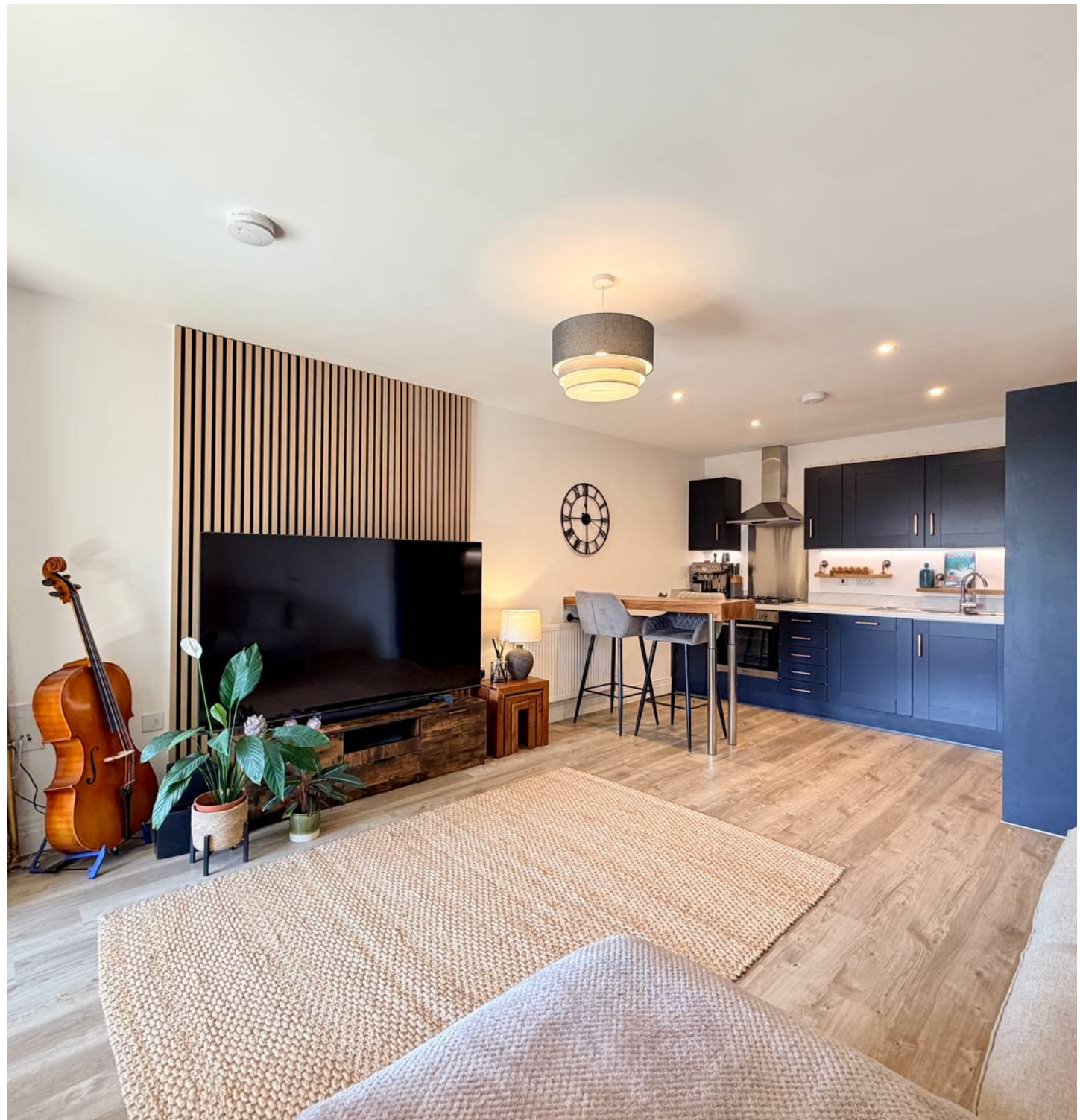
18 Hazel Grove

Wantage

An exceptional and beautifully presented one-bedroom apartment, offering thoughtfully designed and spacious accommodation with balcony. Immaculate throughout, the property combines elegant proportions with a wonderfully contemporary sense of style, creating a sophisticated and luxurious home that is both practical and effortlessly inviting.

The apartment opens into a welcoming entrance hall, providing access to the all rooms and incorporating two excellent built-in storage cupboards with lighting. At the heart of the home is a stunning open-plan kitchen, dining and living area, flooded with natural light and finished to an exceptional standard. The sleek, modern kitchen seamlessly integrates with the generous entertaining space, creating a sophisticated setting for both everyday living and hosting guests. French doors open directly onto a private balcony, creating a seamless extension of the living space and offering a wonderful outdoor setting. Perfectly suited to enjoying morning coffee, evening drinks or al fresco dining. The spacious master bedroom is beautifully proportioned, creating a luxurious retreat. Generously sized, it offers ample room for a desk and chest of drawers, alongside extensive built-in wardrobes providing excellent storage while maintaining the room's elegant, uncluttered feel. The modern bathroom has been finished with quality fixtures and fittings, complementing the apartment's refined aesthetic.

Externally, the property benefits from an allocated parking space, together with a selection of visitor parking spaces and additional bays for the convenience of residents and guests. There is also access to an exceptionally large communal bike store, providing an ideal secure space for bicycles as well as offering valuable additional storage if required.





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The apartment is situated within the highly regarded Kingsgrove development, enjoying a convenient position close to a range of local amenities within the development itself, while also offering excellent access to the popular and thriving market town of Wantage, with its wide selection of shops, cafés, restaurants and everyday conveniences.

This exceptional apartment represents an ideal first-time purchase or investment opportunity, combining stylish, contemporary accommodation with excellent outdoor space, parking and a highly desirable location. Meticulously maintained throughout and finished to an impressive standard, it would make a wonderful home for any prospective purchaser. An internal viewing is highly recommended to fully appreciate the quality, presentation and overall appeal of this stunning property.

Material Information: The property is leasehold with a lease term of 999 years from 1st January 2023 with 996 years remaining. There is yearly estate management fee of £124.50 and a management fee of £1408.88 per annum. The property is connected to mains gas, water, electricity and drainage. There is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and in-home with Vodafone. Good outdoor, variable in-home with Three & O2. Good outdoor with EE according to <https://checker.ofcom.org.uk> however, please check as mobile networks may vary. Broadband - Ultrafast available according to <https://checker.ofcom.org.uk>



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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. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

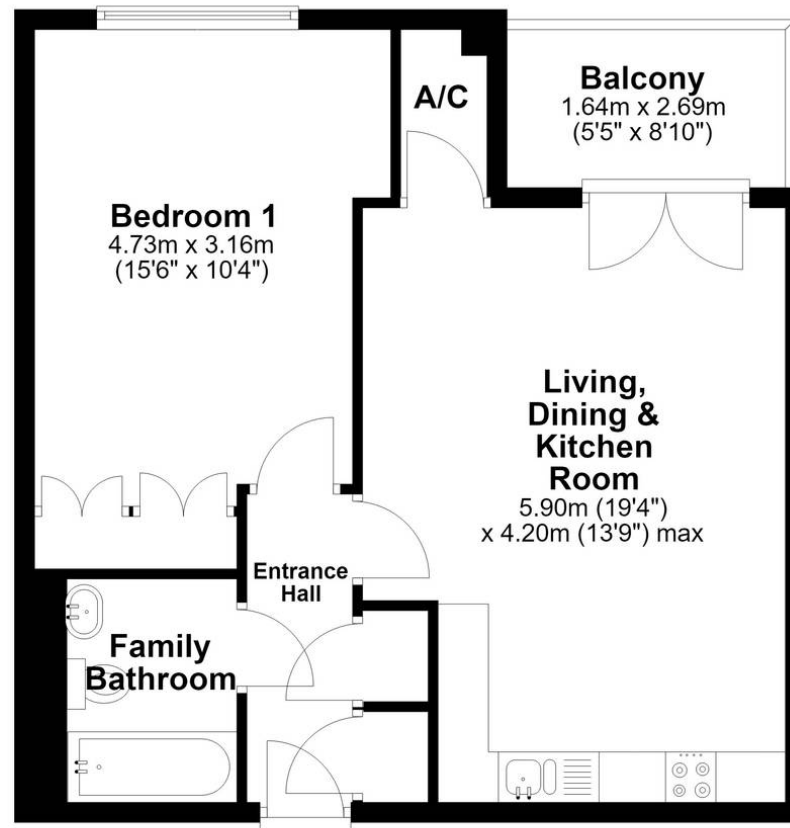
EPC Environmental Impact Rating: B

- Truly Immaculate One Bedroom Second Floor Apartment
- Impressive & Luxurious Open Plan Living Accommodation
- Spacious Master Bedroom With Large Built-In Wardrobes
- Exceptionally Well Maintained Throughout
- Private Balcony
- Highly Regarded Kingsgrove Development, Close To Amenities



Second Floor

Approx. 52.0 sq. metres (559.6 sq. feet)
(excluding Balcony)



Total area: approx. 52.0 sq. metres (559.6 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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