



4 Wolage Drive, Wantage, OX12 9FJ
£210,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented, ground-floor apartment offering two double bedrooms and two bathrooms, conveniently situated within walking distance of Wantage town centre and its excellent range of shops, restaurants and local amenities.

The property is accessed via a secure communal entrance with an external door entry system. Internally, a welcoming central hallway provides access to all rooms and benefits from two useful storage cupboards.

The bright and spacious dual-aspect lounge/dining room offers an excellent living space and leads through an archway to the fitted kitchen, which features a range of base and eye-level units with space for both a washing machine and a fridge freezer.

There are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. And a further modern family bathroom.

Externally, the property benefits from one allocated parking space, together with a number of visitor parking spaces.

Lease length: 101 Years remaining

Ground rent: £200 Per annum

Service charge: £1730 Per annum

Some material information to note: Leasehold apartment. Gas 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





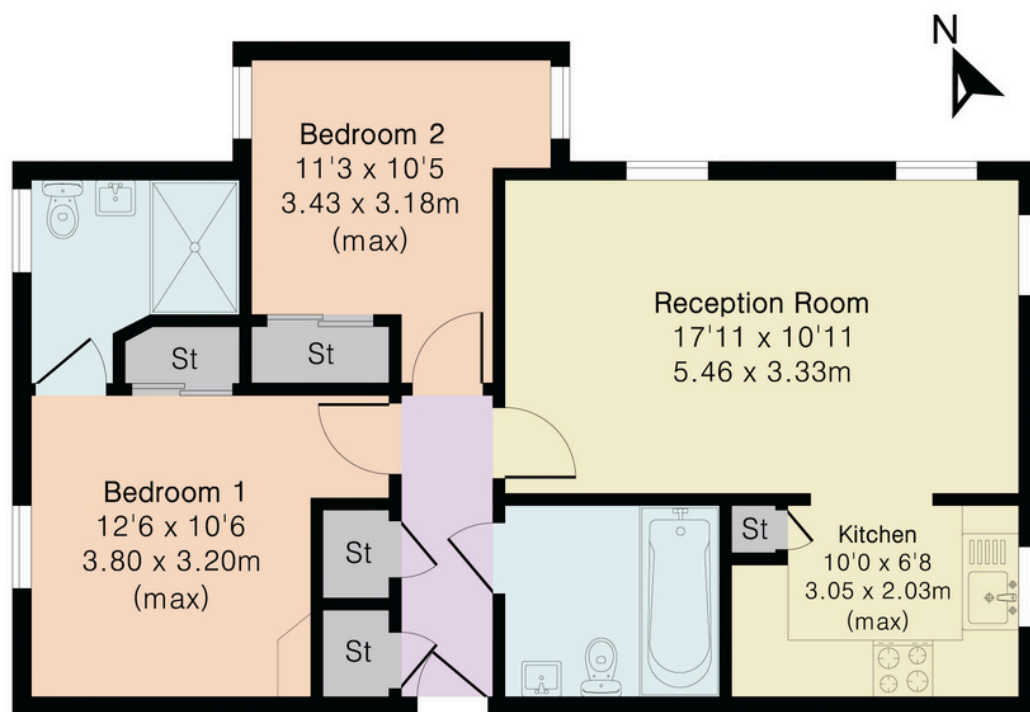
Key Features

- No onward chain
- Two bedroom two bathroom apartment
- Lounge/dining room
- Kitchen
- Bathroom
- En-suite
- Allocated parking
- Ground floor
- EPC rating D, Council tax band 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 Wednesdays 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 664 sq ft - 62 sq m



Ground Floor

Thomas Merrifield and their clients give notice that:

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

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS