



66 St. Gabriel's, Wantage
£200,000

Waymark

66 St. Gabriel's

Wantage, Wantage

A spacious two-bedroom ground floor apartment, perfectly positioned in a prime Wantage location. While the property would benefit from a fresh coat of paint and new carpets, it offers fantastic potential for first-time buyers or investors, further enhanced by the convenience of an EXTENDED LEASE.

Upon entering, you are greeted by an entrance hall with a large and useful storage cupboard, providing access to all main rooms. The heart of the home is a bright and airy open-plan living, dining and kitchen area. The main bedroom is generously sized, while the second bedroom is versatile enough to serve as a guest room, home office or nursery, depending on your needs. Both bedrooms feature built-in wardrobes, and there is also a well-appointed family bathroom.

Externally, there is an allocated parking space along with access to storage, and further visitors' parking is available.

Located in the heart of Wantage, the apartment is within easy walking distance of a wide range of shops, supermarkets, cafés and restaurants. Excellent transport links are also close by, making commuting or exploring the surrounding area both simple and convenient.



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This apartment represents an ideal first-time or investment purchase, combining a sought-after location with practical features and an extended lease. Offered with no onward chain, the buying process is streamlined, allowing you to move in or let the property without delay.

Material Information - The property is leasehold with 173 years remaining. There is a service charge of £136.98 per month. The property is connected to mains water, gas, electricity and drainage. It is heated via a gas fired boiler and there is uPVC double glazing throughout.

- Spacious Two Bedroom Ground Floor Apartment
- EXTENDED Lease
- No Onward Chain
- Representing An Ideal First Time or Investment Purchase
- Built-In Wardrobes To Both Bedrooms
- Allocated Parking Space
- Prime Wantage Location, Close To Amenities



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

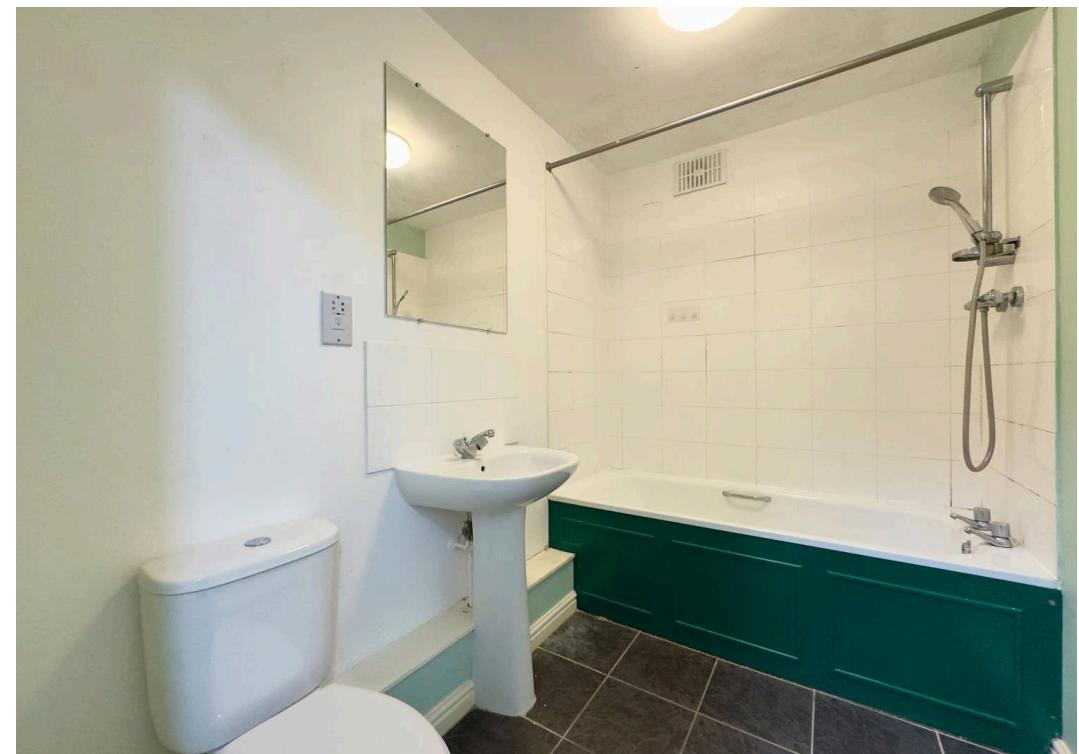
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

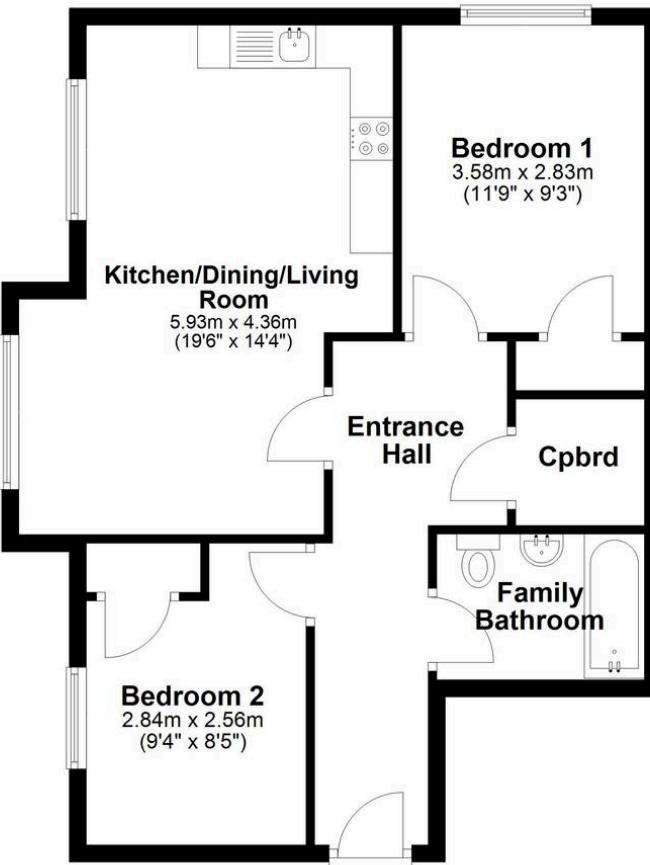
EPC Environmental Impact Rating: C





Ground Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



Total area: approx. 59.4 sq. metres (639.3 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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