



14, St. Gabriel's, Wantage
£43,750

Waymark

14, St. Gabriel's

Wantage

Offered to the market for 25% share, is this beautifully presented and ideally positioned in the heart of Wantage, this impressive two double bedroom first floor apartment offers bright, spacious, and well-balanced accommodation, perfectly suited to professionals, first-time buyers, downsizers, or investors.

The property features a generous open-plan living and dining space, enhanced by a striking bay window that fills the room with natural light and creates a welcoming setting for both relaxing and entertaining. The adjoining kitchen is thoughtfully designed with a range of fitted units, ample worktop space, and everything required for convenient modern living.

Both bedrooms are comfortable doubles, offering excellent proportions and flexibility for bedroom furniture, guest accommodation, or home working. The bathroom is appointed with a white suite.

Further benefits include gas central heating, double glazing throughout, and useful built-in hallway storage.





14, St. Gabriel's

Wantage

Situated in a highly convenient central location, the apartment is just a short walk from Wantage Market Place, supermarkets, cafés, restaurants, and a wide range of everyday amenities. Excellent road and transport links also provide easy access to surrounding towns and cities.

Externally, the property benefits from an allocated parking space to the rear, adding valuable convenience in this sought-after town-centre setting.

Offered to the market with no onward chain, this superb apartment presents an excellent opportunity to acquire a spacious and well-located home.

Material Information - The property is leasehold with 82 years remaining. There is a service charge of £243.89 per month along with the assured rent of £587.22 per month. The property is heated via a gas fired boiler. 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 - only superfast available.



14, St. Gabriel's

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

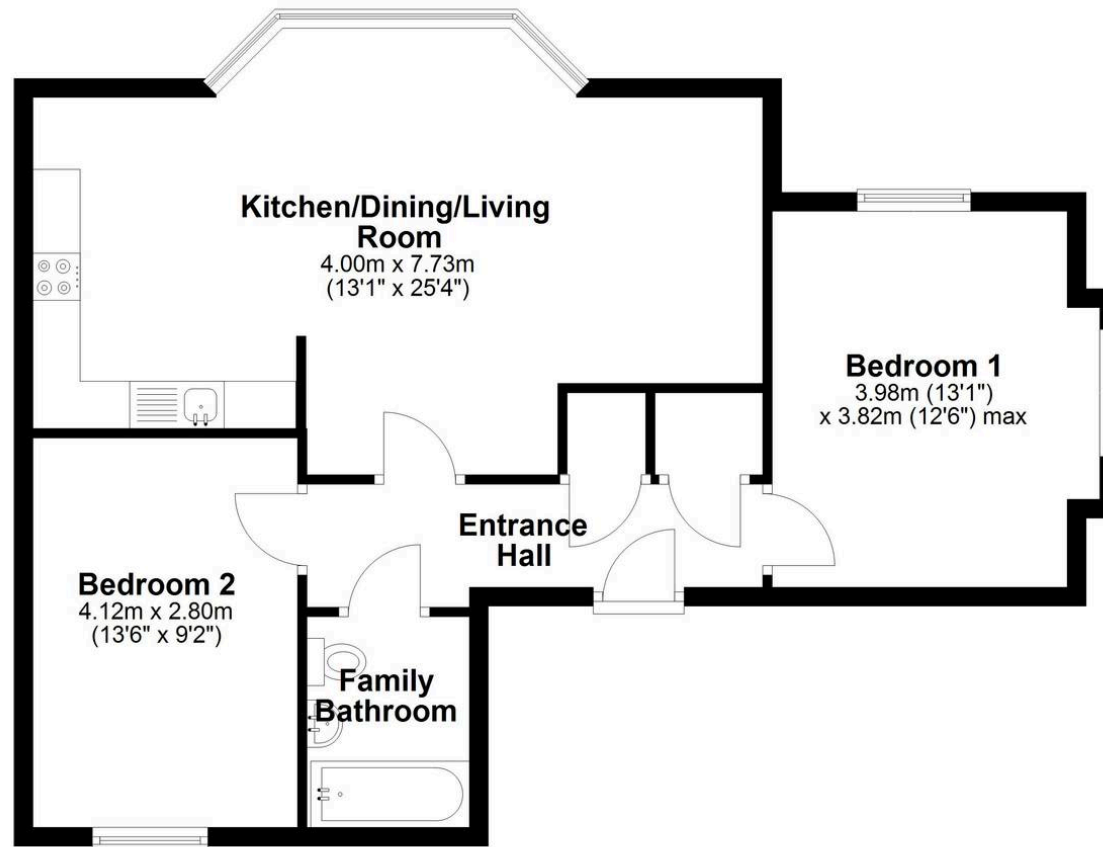
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 25% Shared Ownership
- Beautiful Two Double Bedroom First Floor Apartment
- Spacious Living Accommodation With Large Bay Window Flooding The Space With Natural Light
- Both Generous Bedrooms
- Prime Wantage Location, Close To Amenities
- Allocated Parking Space To The Rear
- NO ONWARD CHAIN

First Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.0 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

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.