



Guild House Ormond Road, Wantage, OX12 8DZ

Guide Price £210,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well proportioned two-bedroom first floor apartment sold with no onward chain, within walking distance of Wantage town centre and it's shops and amenities.

On entering the first floor apartment you are in a pleasant hallway with three large storage cupboards and access to all of the rooms. The apartment comprises a well fitted kitchen/diner with a range of base and eye level units, integrated oven and hob and space for white goods and a dining table and chairs, sitting room, two double bedrooms, the main with built-in wardrobes and a family bathroom with a shower over the bath. This well-presented first-floor apartment is accessed by a communal entrance and sits back from the main road where there is an allocated parking space and a number of visitor spaces.

Lease length 999 years from 25/6/82

Service/maintenance £130 per month

Ground rent £0

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 most major providers. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

- Chain free
- Centrally located
- Two-bedroom apartment
- Kitchen/diner
- Separate lounge
- Plenty of storage
- Allocated parking space
- Council Tax band; C, EPC Rating; C

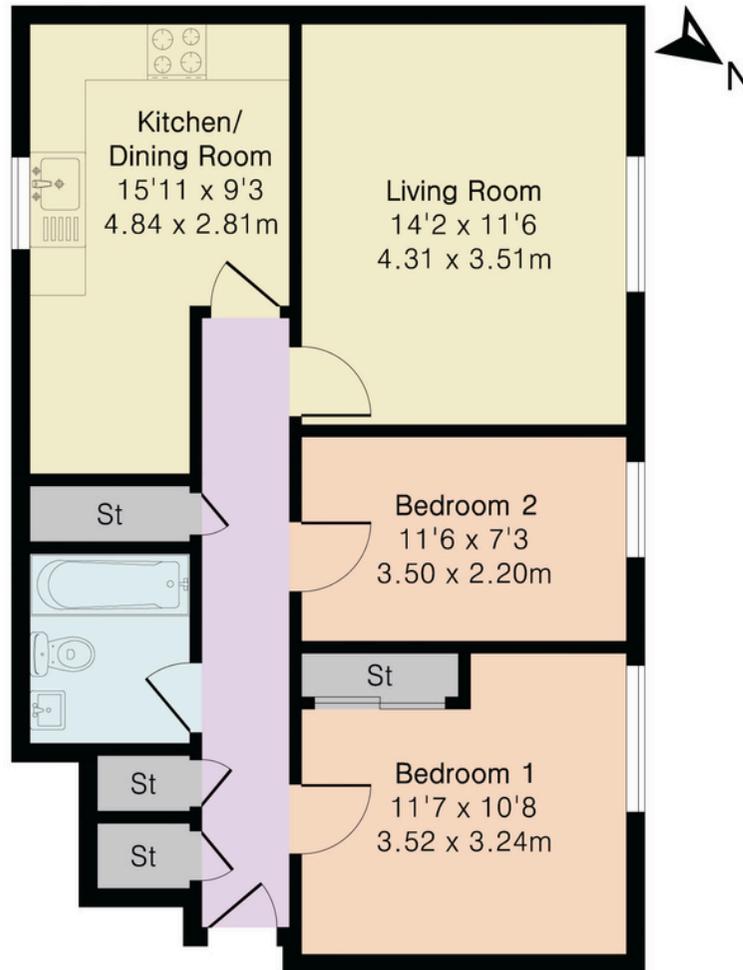
## The Location

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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Approximate Gross Internal Area 666 sq ft - 62 sq m



First Floor

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