



Flat A, 6 Newbury Street, Wantage
Oxfordshire, £175,000

Waymark

Newbury Street, Wantage OX12 8BS

Oxfordshire

Leasehold

Sought after location | First floor apartment | Recently refurbished throughout | Modern bathroom | 2 good sized bedrooms | Open plan living/dining with modern fitted kitchen units and appliances

Description

NO CHAIN Representing an IDEAL FIRST TIME PURCHASE is this beautifully presented first floor apartment forming part of a Period Grade II Listed building, tastefully converted to residential apartments in 2021, conveniently located within a short walk from Wantage Market Place.

The apartment, the largest of a total of 5 within this charming development, is accessed from a private courtyard to the rear of the building, with space for bicycle and bin storage, via a communal door and staircase shared with two of the other apartments. To the left of the entrance hall and at the front of the property is the spacious open plan living/dining room with sleek white fitted kitchen units to one end, complete with integral appliances. Two refurbished sash windows with bespoke blinds to the front and a smaller window looking out over the rear, provide plenty of light, and a feature fireplace and mantle add a touch of Period character to the room. The master bedroom has a double width window facing to the rear, affording plenty of natural light which combined with the fresh decor creates a pleasant relaxing space. A second light and airy bedroom is found at the end of the hallway, and the apartment is completed by a good sized modern bathroom with a Velux window, and a crisp white suite including a P-shaped bath with shower over.

The apartment is heated by way of programmable electric wall-mounted radiators. Hot water is provided by an electric boiler.

The property is leasehold, share of freehold with a new 999 year lease. A Management Company will be created to consist of the owners of all 5 apartments, which will decide applicable maintenance costs.

Free overnight and Sunday parking can be found in the nearby Portway Car Park.

Location

Wantage is well located in the Vale of White Horse for main travel links, with the A338 providing easy access to the A34 leading to the M4 to the south, and the M40 to the north. Mainline rail links are found at Didcot, Oxford and Swindon.

A picturesque Market Town with a history dating 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. The surrounding Oxfordshire countryside includes Lambourn Downs, the ancient Ridgeway, and Uffington White Horse Hill.

There are strong local employment connections in the town, the A34 corridor and Oxford, including Harwell, Milton Park, Abingdon Science Park, and the main business parks in and around Oxford City.

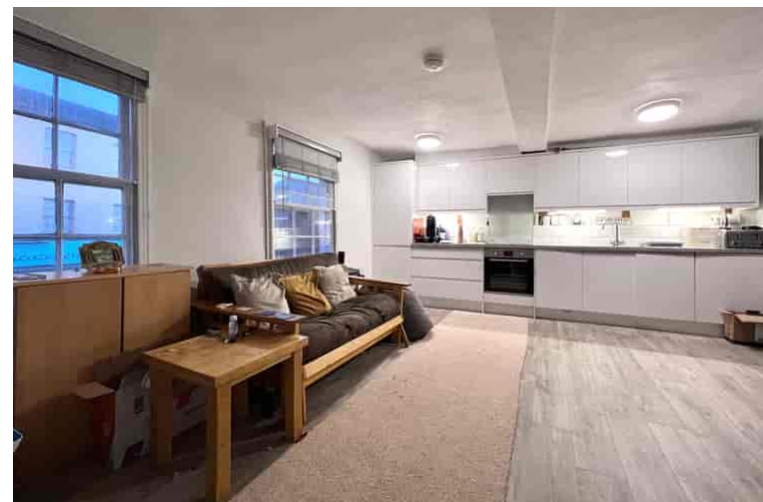
Viewing Information

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 40 | 40 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



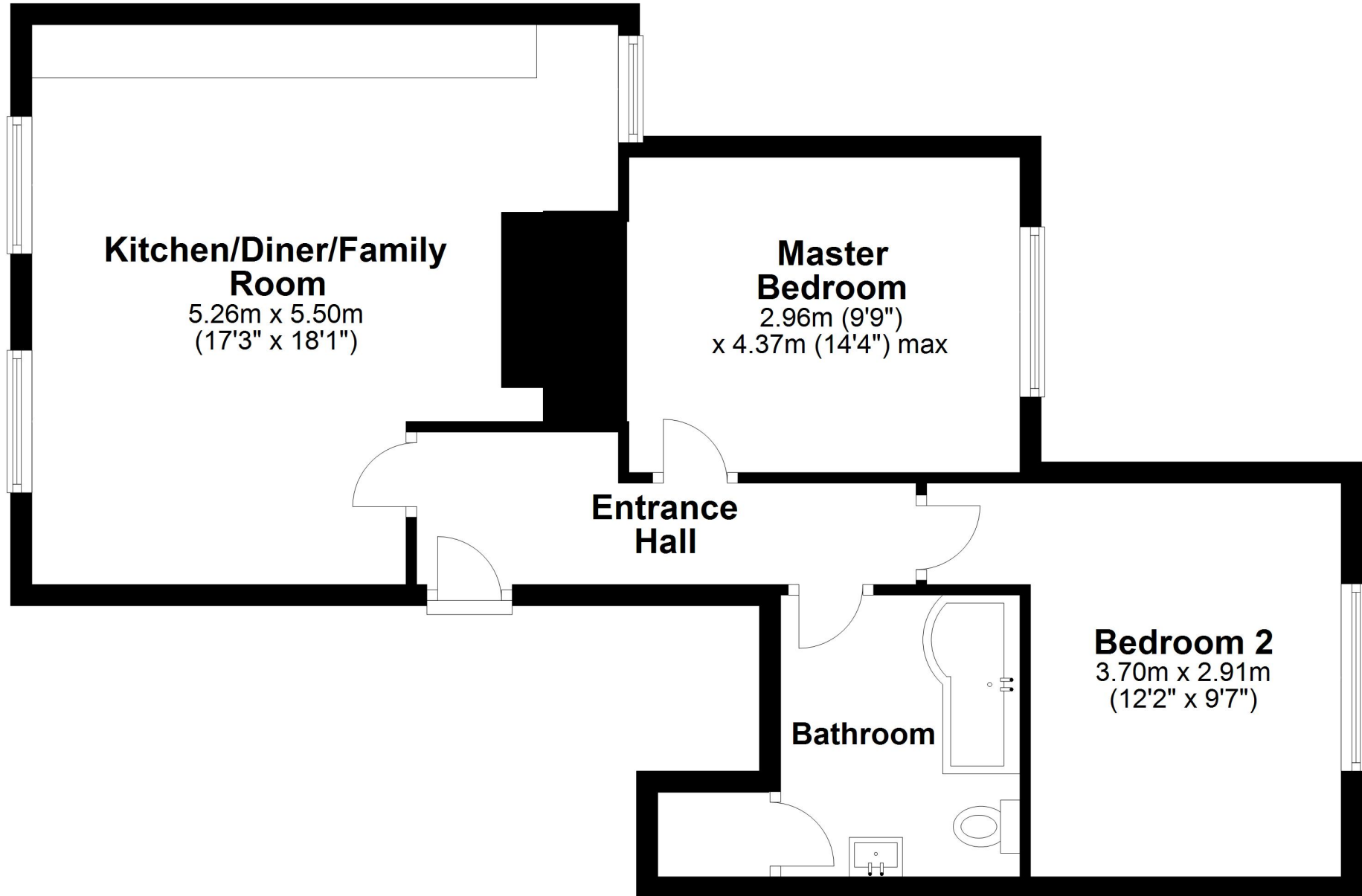
Waymark
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First Floor

Approx. 62.3 sq. metres (670.3 sq. feet)



Total area: approx. 62.3 sq. metres (670.3 sq. feet)

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.

