



47b Winslow Hall, Newbury Street, Wantage OX12 8DJ  
Oxfordshire, £205,000

Waymark

# Newbury Street, Wantage OX12 8DJ

Oxfordshire

Leasehold Share of Freehold

**Superb Ground Floor Apartment With Your Own Front Door Access | Ideal First Time Buy or Investment Purchase | Stunning Dual Aspect Open Plan Living/Dining/Kitchen Room With Island | Master Bedroom With Four Piece Ensuite Bathroom | Study With WC | Prime Wantage Location, Close To Amenities | Built To A High Standard - Viewing Highly Advised! | No Onward Chain**

## Description

\*No Chain\* Representing an ideal first time or investment purchase, is this stunning one bedroom ground floor apartment benefitting from its own front door access, an impressive open plan living/dining/kitchen room, separate study with WC and ensuite bathroom. Built to a high standard, this beautiful apartment should be viewed internally to avoid disappointment.

The light and airy property briefly comprises of a master bedroom with four piece ensuite bathroom, separate study with WC and a stunning dual open plan living/dining/kitchen room which is flooded with natural light. The kitchen is complete with a central island with breakfast bar and storage, built-in appliances to include oven, four ring induction hob, fridge/freezer and washing machine.

Furthermore, the property is conveniently located within the ever popular Market Town of Wantage, just off Newbury Street, and is a stones throw away from the market square and amenities within easy walking distance to bus routes, and schooling.

Converted/refurbished back in 2019, the property is leasehold share of freehold with circa 995 years left on the lease. There are

no service or ground rent charges. The property is heated via a gas central boiler and there is uPVC double glazing throughout.

## Location

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.

## Viewing Information

By appointment only please.



**Waymark**  
**Wantage Office**

T: 01235 645645

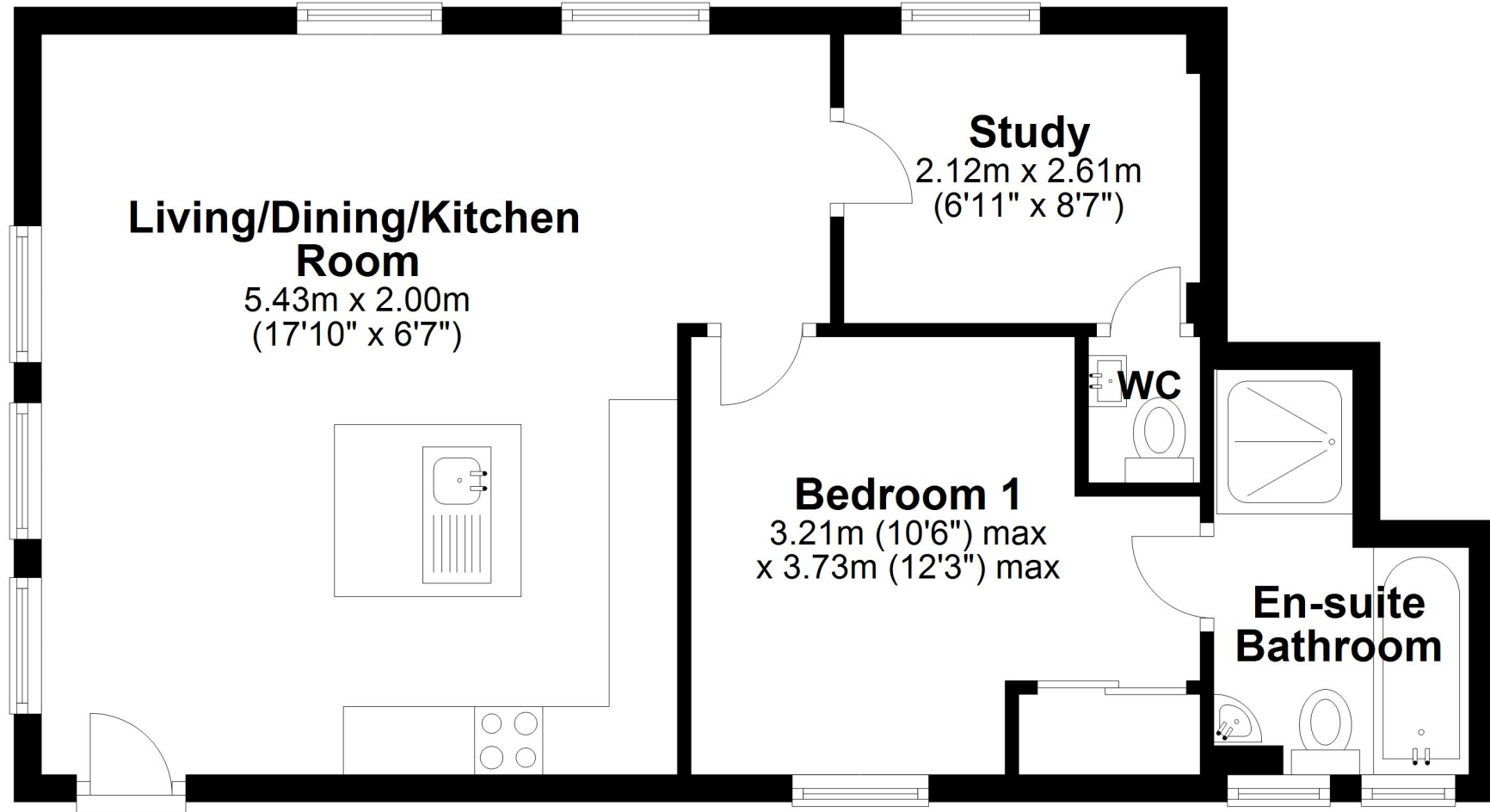
E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



# Ground Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



**Total area: approx. 50.8 sq. metres (547.3 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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.

