



4 Appletons, Wantage OX12 7GG
Oxfordshire, £189,500

Waymark

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Oxfordshire

Leasehold

Modern & Spacious One Bedroom Apartment | Private Own Front Door Access | Small Block of Just Two Apartments | Ideal First Time of Investment Purchase | Light & Airy Living Space With Pleasant Outlook | Modern & Stylish Family Bathroom | Allocated Parking Space & Visitors Parking | Popular Development With Amenities

Description

Set within an exclusive block of just two properties, this stylish and modern one-bedroom apartment is situated in the popular Market Town of Wantage, close to local amenities. With its own private front door and light-filled interiors, it's a rare find in a desirable location making it an excellent first time or investment purchase.

Upon entry, the entrance hall includes a practical storage cupboard and leads to all main rooms. The generous master bedroom benefits from dual windows, creating a bright and airy atmosphere, while the contemporary family bathroom is finished to a high standard. The highlight of the home is the superb open-plan kitchen, dining, and living area. With a dual aspect layout, this space is flooded with natural light and features a charming box bay window overlooking the well-maintained communal green. The kitchen comes fully fitted with modern appliances, including a four-ring gas hob, making it perfect for both everyday living and entertaining.

Externally, the property benefits from an allocated parking space, an additional bay located on the road for further parking, and a dedicated visitor space — providing convenience for both residents and guests.

Furthermore, the property is located on the sought-after Kingsgrove development, conveniently positioned near the local Co-op, parks, and well-regarded schools. In addition, it is just a stone's throw from open countryside, offering easy access to scenic walks and outdoor leisure.

Material Information - The property is leasehold, connected to mains gas, water, electricity and drainage. The lease term is 999 years from 1 August 2019

with 993 years remaining. The Ground Rent is circa £250 per annum. The service charge is circa £96 per month.

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.

Local Authority

Vale of White Horse District Council.

Tax Band: B



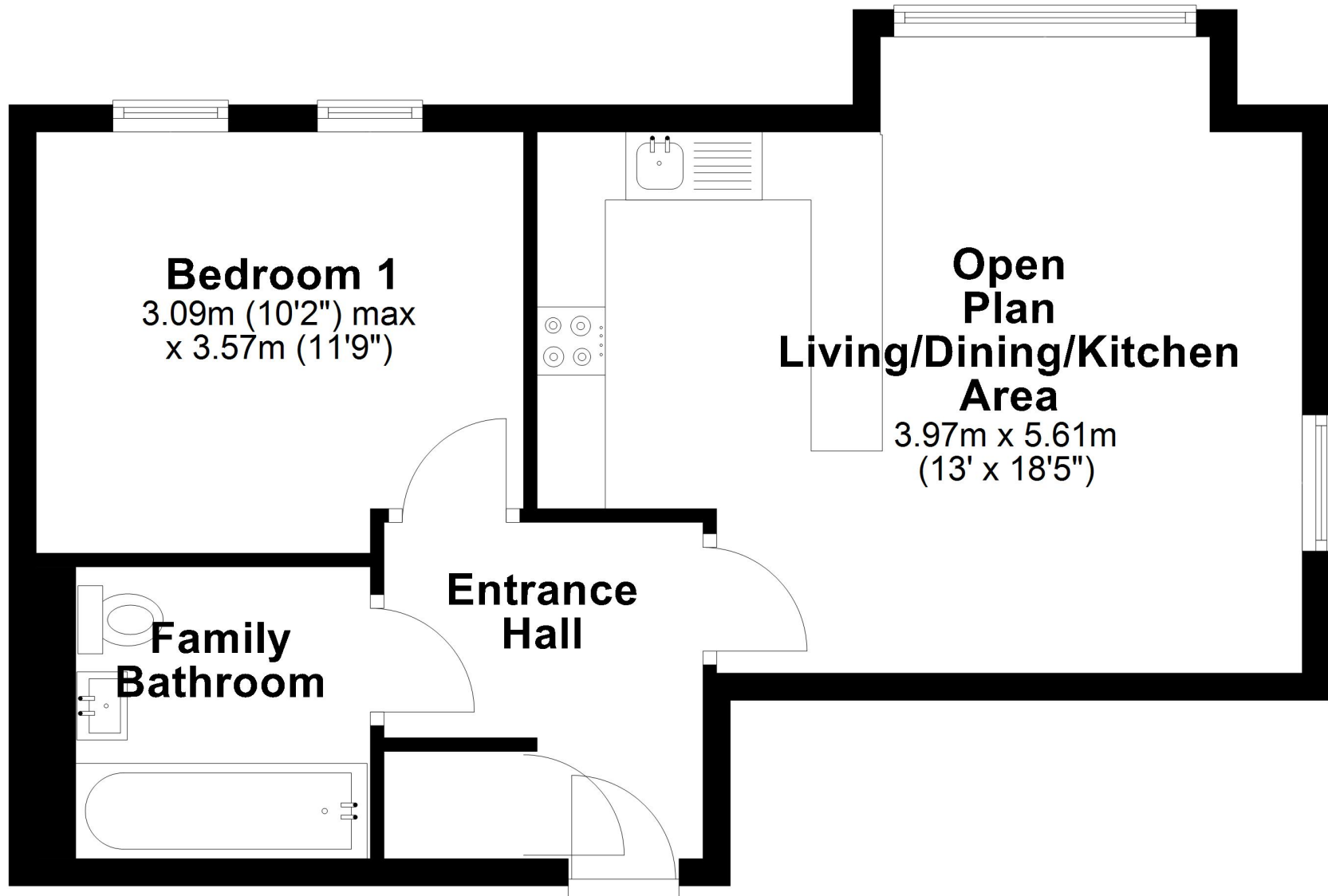
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Ground Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 45.2 sq. metres (487.0 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.

