



Smiths Wharf, Wantage  
Oxfordshire, Guide Price £200,000

Waymark

# Smiths Wharf, Wantage OX12 9GT

Oxfordshire

Leasehold

**Spacious Second Floor Apartment | Two Double Bedrooms With Ensuite To Master | Large Open Plan Living/Dining/Kitchen With Balcony | Allocated Parking Space | Popular Wantage Location, Close To Amenities | No Onward Chain**

## Description

**\*\*CALLING ALL INVESTORS - TENANT IN SITUE\*\***

Offered for sale for no onward chain, is this spacious second floor apartment offering two double bedrooms with ensuite to master, large open plan living accommodation with balcony and allocated parking space. The property is conveniently positioned within the ever popular town of Wantage, close to local amenities.

On entering the light and airy property, you are greeted by a generous entrance hall which gives access to a modern family bathroom, a superb open plan living/dining room complemented by a balcony and opening to kitchen. Two good size double bedrooms with ensuite to master complete the accommodation. Externally the property benefits from an allocated parking space.

The property is leasehold with a 155 year lease from Jan 2003 leaving 135 years remaining. The management fee is circa £1200 per annum and there is a £112.50 ground rent to pay per annum.

The property is connected to mains gas, electricity, water and drainage. There is also mains gas central heating.

Currently being let at £1,250 pcm until January 2025.

## Location

Situated on a popular development by the town centre in Wantage, this gorgeous top floor apartment is ideally located for all amenities. 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: C



**Waymark**  
**Wantage Office**

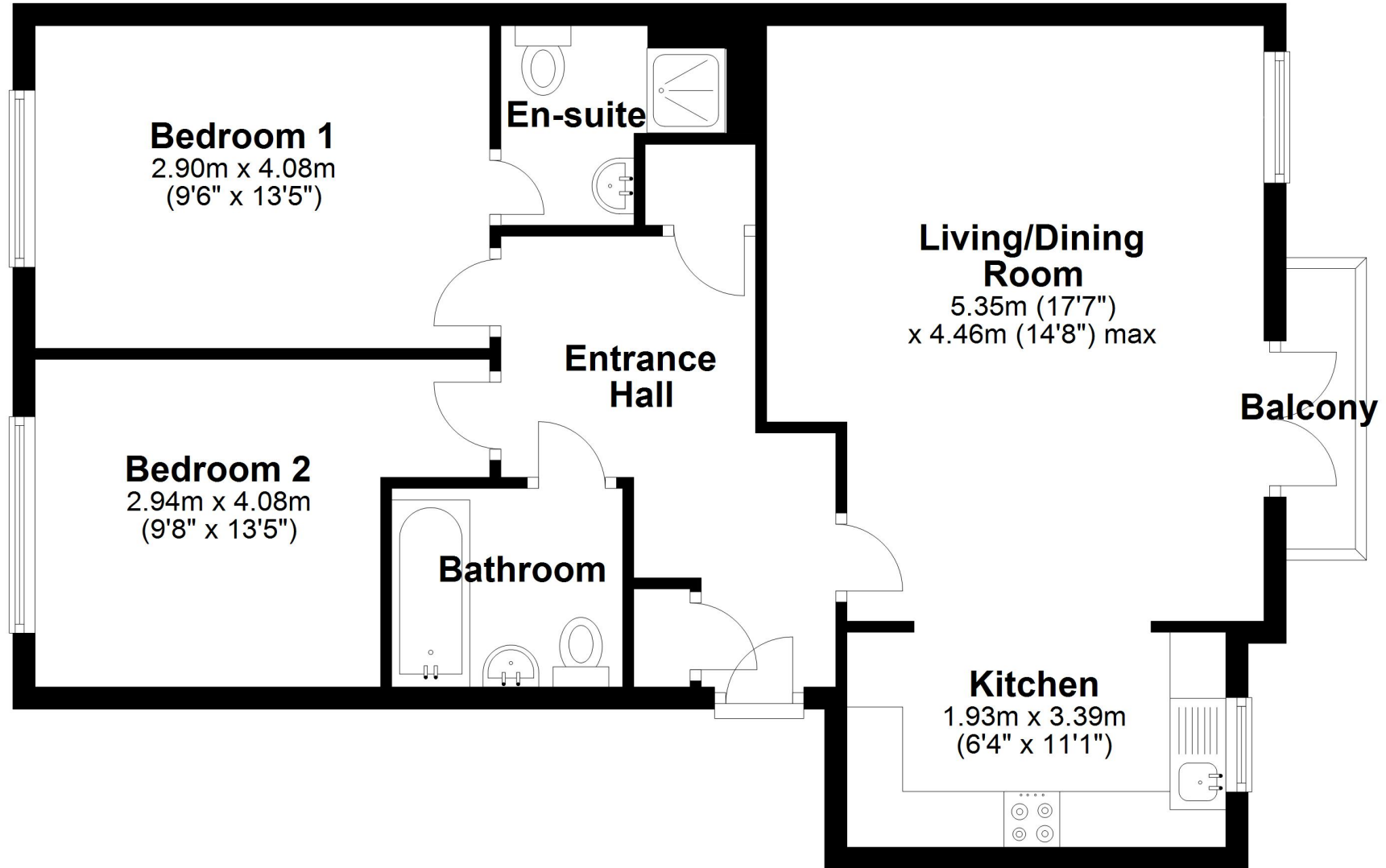
T: 01235 645645

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>		
(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		82	82
		EU Directive 2002/91/EC	

# Second Floor

Approx. 70.1 sq. metres (754.7 sq. feet)



**Total area: approx. 70.1 sq. metres (754.7 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.

