



Flat D, 6 Newbury Street, Wantage OX12 8BS
Oxfordshire, £142,500

Waymark

Newbury Street, Wantage OX12 8BS

Oxfordshire

Leasehold Share of Freehold

Ideal as a Buy-to-Let or Owner Occupier | Sought after location | Beautifully presented throughout | Modern shower room | Modern fitted kitchen | Private Courtyard | Leasehold share of freehold

Description

A beautifully presented self-contained ground floor apartment, forming part of a Period Grade II Listed building, sympathetically converted to residential apartments in 2021, conveniently located within a short walk from the centre of Wantage.

The apartment is accessed via its own front door, located to the rear of the building, within a paved courtyard, part of which is fenced off to provide a smaller private courtyard specifically for this apartment. To the left of the entrance lobby is the shower room and ahead is a useful storage room which has plumbing for a washing machine. Along the hall is the bedroom, which has a window overlooking the rear courtyard. To the front of the apartment is the open plan sitting/dining/kitchen which is flooded with light. The kitchen benefits from an electric oven, hob with extractor above, integrated fridge/freezer and a breakfast bar.

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

The property is well suited to both owner occupiers and investors alike and will be available to purchase by way of a new 999 year long leasehold (share of freehold). A Management Company will be created to consist of the owners of all the apartments, which will jointly decide applicable maintenance costs.

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

The property is leasehold share of freehold and being sold chain free.

Location

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

A picturesque Market Town with a history 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 the Lambourn Downs, the ancient Ridgeway and the 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 are by arrangement only please.

Local Authority

Vale of White Horse District Council

Tax Band: B



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
Wantage Office

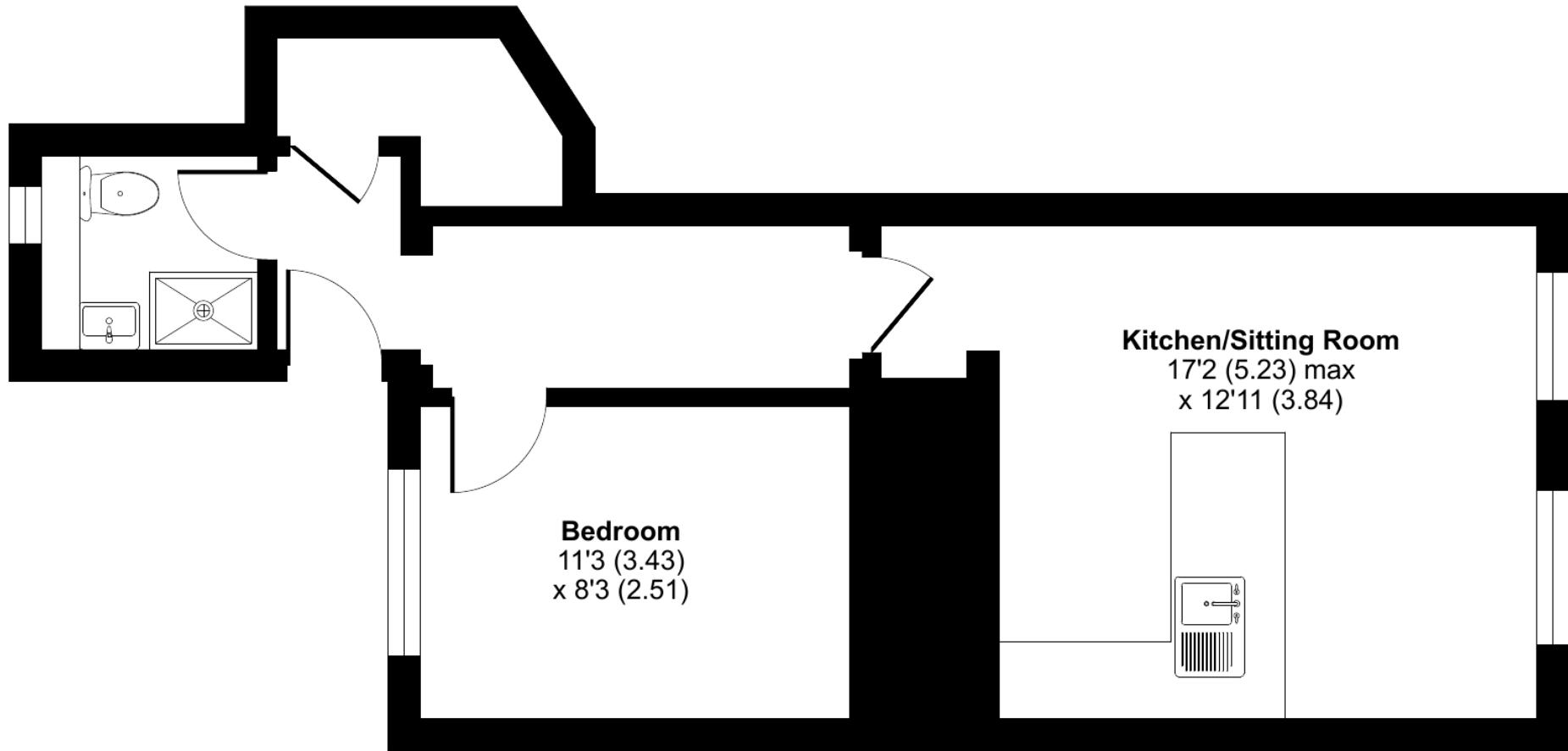
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Newbury Street, Wantage, OX12

Approximate Area = 456 sq ft / 42 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Waymark Property. REF: 902626

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