



Flat 24, Angel Walk Limborough Road, Wantage OX12 9RF
Oxfordshire, £200,000

Waymark

Limborough Road, Wantage OX12 9RF

Oxfordshire

Leasehold

Well Presented Two Bedroom Apartment | Located on The Top Floor, Flooded With Light. | Spacious Open Plan Living Accommodation With Balcony | Large Useful Airing Cupboard For Storage & Built-in Wardrobes To The Master | Well Maintained By The Current Owner | Allocated Parking Space | Convenient Location

Description

A beautiful two bedroom top floor apartment conveniently positioned in the heart of the ever popular Market Town of Wantage, close to local amenities. Offering a light and bright feel throughout and having been well maintained by the current owner, we feel the property should be viewed internally to fully appreciate.

Representing an ideal first time or investment purchase, the property briefly comprises of: entrance hall, large useful airing cupboard ideal for storage, modern family bathroom, two bedrooms with built-in wardrobes to the master and spacious and light, open plan living/dining/kitchen room with door onto the private balcony ideal for alfresco dining. The modern kitchen is complete with a range of wall and floor mounted cabinets, built-in oven and electric hob with space for washing machine, dishwasher and fridge/freezer. Externally there is an allocated parking space.

The property is leasehold with a 125 lease from 07/05/2008 with 109 years remaining. The management fee is £623 paid quarterly totaling to £2492 per annum along with a ground rent of £62.50 per annum.

The property is connected to mains electricity, water and drainage. The property is heated via electric storage heaters and has 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

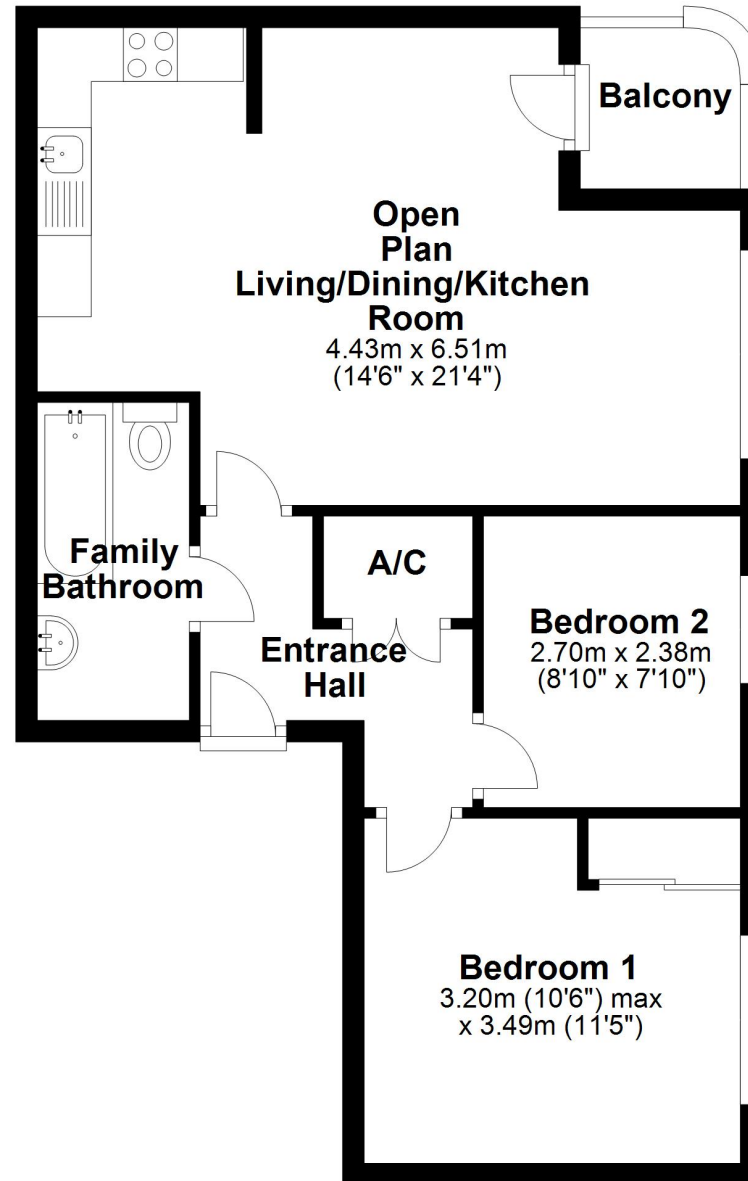
T: 01235 645645

E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 53.3 sq. metres (573.7 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.

