



Flat C, 6 Newbury Street, Wantage, Oxfordshire OX12 8BS  
Oxfordshire, £125,000

Waymark



# Newbury Street, Wantage OX12 8BS

## Oxfordshire

### Leasehold

Sought after location | Recently refurbished throughout | One bed | Walk to all amenities | Investment opportunity | Periodic features | 8% - 8.4% gross yield | Let at £875 pcm until April 2026 | 998 years remaining on Long Leasehold with Share of Freehold

#### Description

A beautifully presented second floor apartment, created in the roof space and eaves of a Period Grade II Listed building, sympathetically converted to 5 residential apartments in 2021, conveniently located within a short walk from Wantage Market Place.

The apartment is accessed from a private courtyard to the rear of the building, with space for bicycle and bin storage, via a communal door and staircase shared with two other apartments. To the left of the entrance hall is the stylish fitted kitchen with open plan living/dining area, offering the functionality of modern built-in appliances, mixed with the character of exposed original beams, and views over the rooftops of Wantage. The bedroom with ensuite shower room is to the right of the entrance lobby, and also offers modern fixtures and attractive exposed beams.

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

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

This property is open to investors only.

8.4% gross initial yield for those buying as their only property.

8% gross initial yield for taking into account 5% Stamp Duty for all other investors.

Current rent £875 pcm.

Last flat remaining. 998 years on Long Leasehold with share of Freehold

#### Location

Wantage is well located in the Vale of White Horse for main travel links, with the A338

providing easy access to the A34 leading to the M4 to the south, and the M40 to the north. Mainline rail links are found 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 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 appointment only please

#### Local Authority

Vale of White Horse District Council.

Tax Band: B



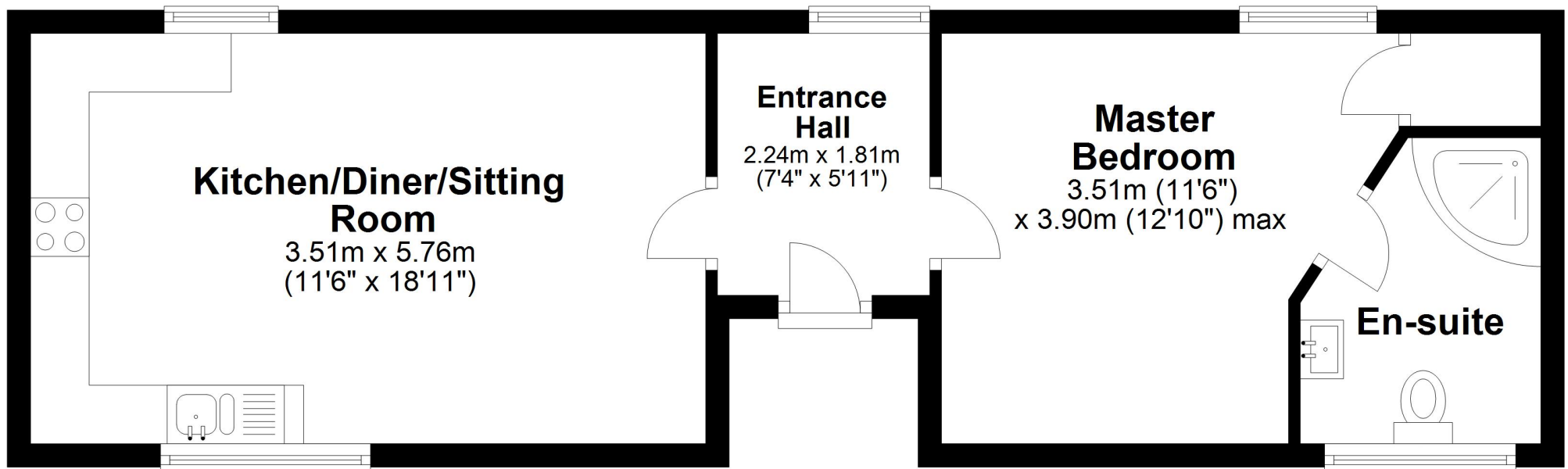
Waymark  
Wantage Office

T: 01235 645645  
E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
(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	

## Second Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



**Total area: approx. 42.7 sq. metres (459.1 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.



