



Limborough Road, Wantage OX12 9RE

Oxfordshire

Leasehold

Spacious Open Plan Living Accommodation With Balcony | Well Presented Two Bedroom Apartment | Well Maintained By The Current Owner | Convenient Location | Allocated Parking Space | Built-in Wardrobes To The Master | Large And Private Balcony

Description

A fantastic two bedroom first floor apartment conveniently positioned in the heart of the ever popular Market Town of Wantage, close to local amenities. The property is the perfect example of a first time or investment purchase and has been well maintained by the current owner, we feel the property should be viewed internally to fully appreciate the space that it offers.

The property briefly comprises; a wide entrance hall, spacious family bathroom, two bright and airy double bedrooms with the master bedroom boasting built in wardrobes, a large cupboard space offering a subtle storage solution. Completing the apartment is a generous sized open plan living/dining/kitchen room with doors out to the large private balcony offering plenty of space for patio furniture and outdoor dining. The kitchen is well laid out, complete with a range of wall and floor mounted cabinets, built-in oven and electric hob and there is a generous countertop area with space for a washing machine and fridge/freezer. Externally, there is an allocated parking space.

The property is leasehold with 108 years remaining. The management fee is £620 paid quarterly totaling £2480 with a ground rent of £62.50 paid quarterly totaling to £250.

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

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 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.



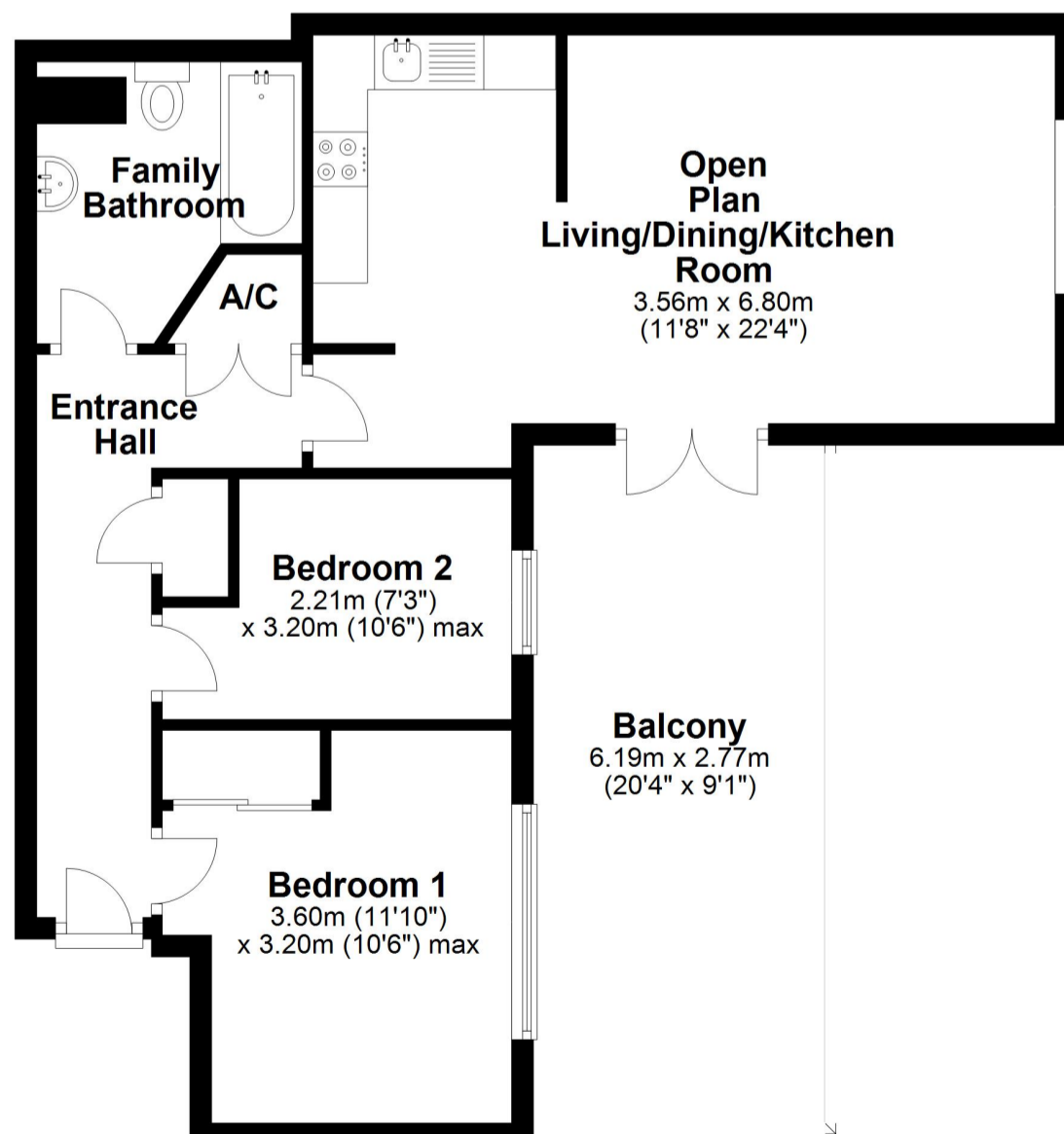
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First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 57.5 sq. metres (619.4 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.