



Flat 3 Lloyd Court, Portway, Wantage OX12 9XZ  
Oxfordshire, £195,000

Waymark

# Portway, Wantage OX12 9XZ

Oxfordshire  
Leasehold

**Spacious & Well Proportioned First Floor Apartment | Two Large Double Bedrooms | Impressive Living/Dining Room & Good Size Kitchen/Breakfast Room | Ideal First Time Buy or Investment Purchase | Allocated Parking Space | Communal Garden Area | Prime Location Within The Market Town of Wantage | No Onward Chain**

## Description

Representing an ideal first time or investment purchase is this spacious two double bedroom first floor apartment situated in a prime Market Town location of Wantage providing walking distance to local amenities. Offered for sale with NO ONWARD CHAIN, this well proportioned apartment should be viewed internally to fully appreciate all the space on offer.

The light and airy accommodation briefly comprises of an entrance hall with airing cupboard, family bathroom, two generous double bedrooms, spacious living/dining room with two windows flooding the room with natural light and providing a pleasant aspect, along with a good size kitchen/breakfast room with ample space for a breakfast table and chairs. Externally there is one allocated parking space and a small communal garden area which is laid to lawn.

The property is leasehold with a lease term of 125 years from June 1989 with 89 years remaining. There is an annual service charge which has been calculated for Jan 24/Jan 25 of £1561 along with an annual Ground Rent fee of £90 until 2039 then increases to £120 until 2064.

Material Information: Conservation Area - Wantage Town Centre. Please open 'Brochure 1' for further material information including flood risk, mobile and broadband signal and more.

## 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.

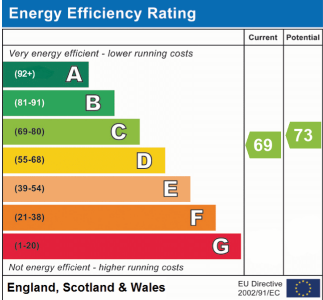
## Viewing Information

By appointment only please.



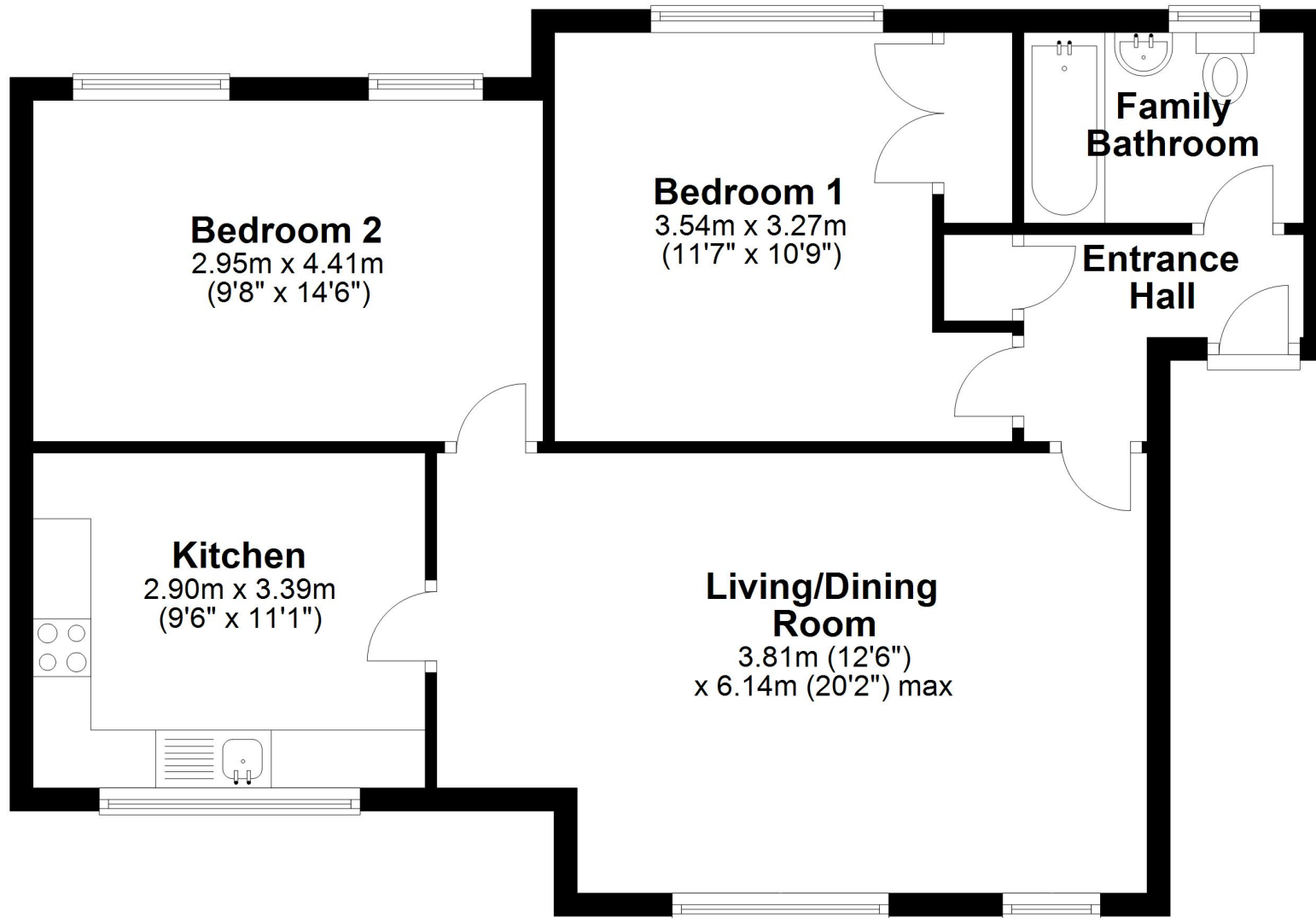
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## First Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



**Total area: approx. 68.4 sq. metres (736.1 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.

