



Flat E, 6 Newbury Street, Wantage OX12 8BS  
Oxfordshire, Guide Price £127,000

Waymark



# Newbury Street, Wantage OX12 8BS

Oxfordshire

Leasehold

**Ground Floor Apartment | One Double Bedroom | Modern Kitchen | Modern Shower Room | Redecorated Throughout | Character Features | Leasehold Share Of Freehold - No Ground Rent Or Service Charges | Private Access | Chain Free**

## 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 has been redecorated throughout and consists of; Entrance hall, double fronted sitting room complete with wooden beams, modern kitchen with built-in appliances including dishwasher and washing machine, double bedroom and modern shower room with built-in cupboard.

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 is 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

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: B



**Waymark**  
**Wantage Office**

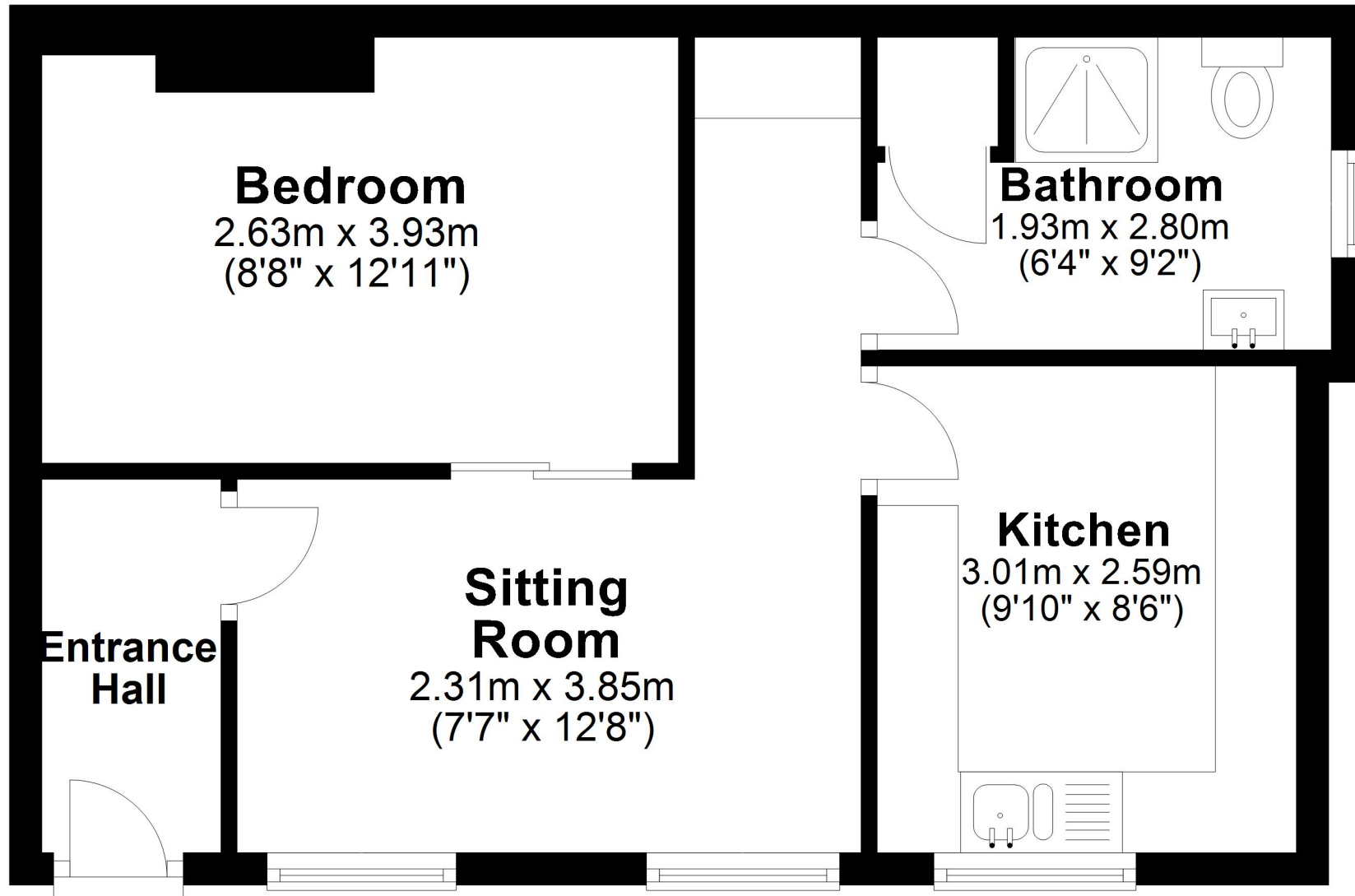
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	54
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# Ground Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



**Total area: approx. 39.5 sq. metres (424.8 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.

