



Flat 17 Duces Court, Limborough Road, Wantage OX12 9NF
Oxfordshire, £199,950

Waymark

Limborough Road, Wantage OX12 9NF

Oxfordshire

Leasehold

Two Bedroom Ground Floor Apartment | No Onward Chain | Ideal First Time Buy or Investment Purchase | Spacious Open Plan Living Accommodation | Allocated Parking Space | Prime Wantage Location, Close To Amenities

Description

A two bedroom ground floor apartment which is conveniently positioned within the ever sought after Market Town of Wantage providing easy walking distance to many amenities. Offered for sale with NO ONWARD CHAIN, this apartment should be viewed internally to fully appreciate.

Representing an ideal first time or investment purchase, the accommodation briefly comprises of entrance hall with useful storage cupboards, two bedrooms, family bathroom and a spacious open plan living/dining/kitchen room. Externally there is an allocated parking space marked 'Z' and additional visitors spaces available.

Usefully, the boiler has been replaced and recently serviced along. Additionally, the meters have been updated providing a smart meter system.

The property is leasehold with a lease term of 125 years from September 2007 with 107 years remaining. There is an annual service charge which has been calculated for Jan 24/Jan 25 of £540 along with an annual Ground Rent fee of £100 with a Ground Rent Review from 1 January 2040 and in every 33rd year - please refer to the agent for further information.

Material Information: Conservation Area - No. Please open 'Brochure 1' for further material information including flood risk, mobile and broadband signal and more.

Location

PLEASE NOTE - there are restrictive covenants and for further information on these, please request from the agent directly.

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.

Local Authority

Vale of White Horse District Council.

Tax Band: B



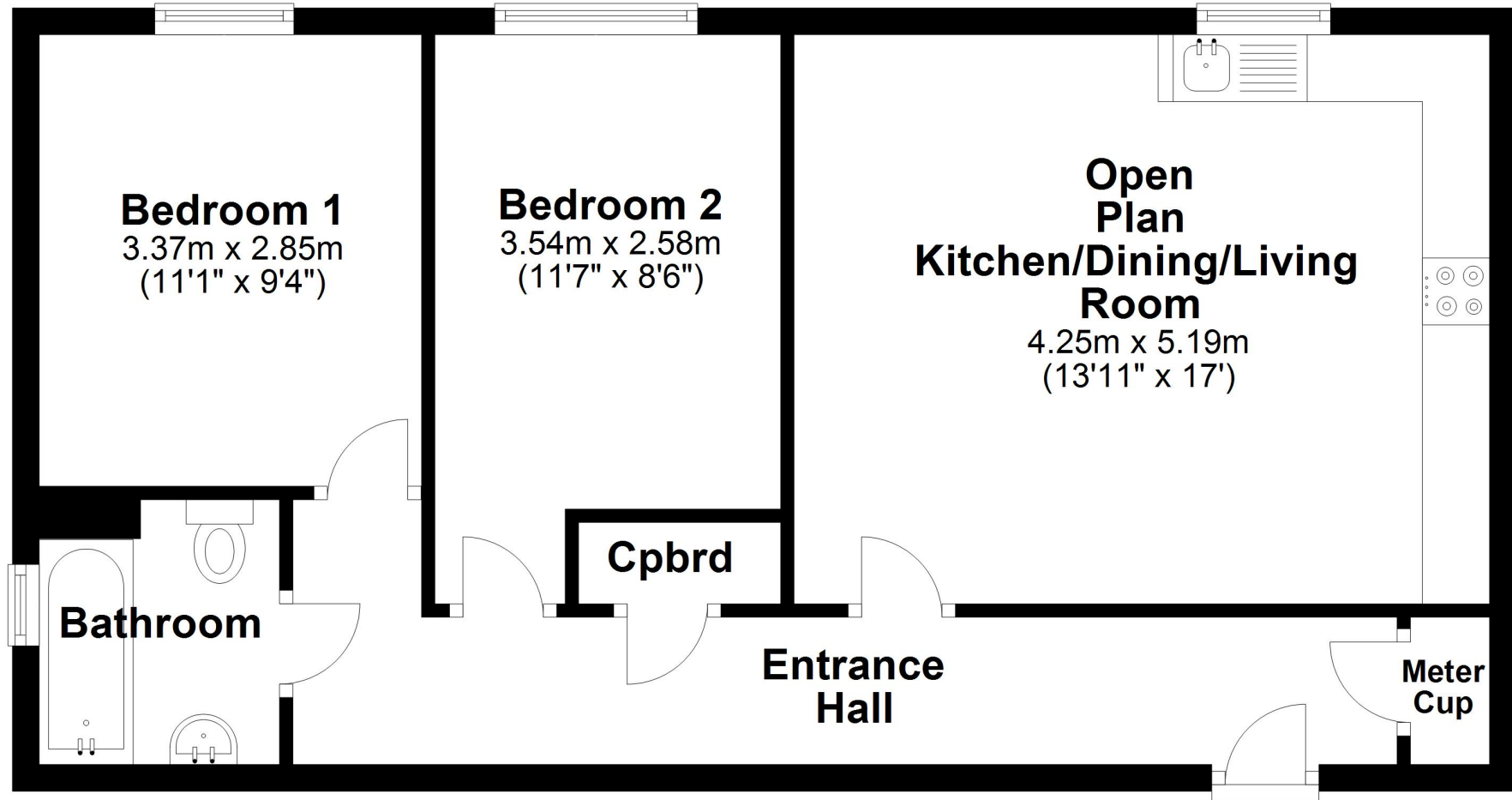
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Wantage Office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(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. 59.0 sq. metres (634.9 sq. feet)



Total area: approx. 59.0 sq. metres (634.9 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.

