



13 St Gabriel's, Wantage, Oxfordshire OX12 8FJ  
Oxfordshire, Fixed Price £55,000

Waymark

# St Gabriel's, Wantage OX12 8FJ

Oxfordshire

**25% Shared Ownership | Spacious Ground Floor Apartment | Two Generous Double Bedrooms | Spacious Open Plan Living/Dining/Kitchen Room With Feature Bay Window Flooding With Light | Allocated Parking Space | Convenient Position Within Popular Market Town of Wantage | No Onward Chain!**

## Description

Offered for sale at 25% share, is this two double bedroom ground floor apartment, conveniently positioned close to local amenities within the ever popular Market Town of Wantage.

The light and airy property briefly comprises of entrance hall with useful storage cupboards, modern family bathroom recently re-tiled, a dual aspect master bedroom, second generous double bedroom and a beautiful open plan living/dining/kitchen room with feature bay window. Externally there is an allocated parking space.

Having been well maintained by the current owner and offered for sale with no onward chain, the property should be viewed internally to fully appreciate.

The property is leasehold with 84 years remaining. The management fee is £203.67 per month and the rent payable to the housing association is a £561.80.

The property is connected to mains gas, electricity, water and drainage. There is also mains gas central heating and uPVC double glazing throughout.

## 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.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



**Waymark**  
**Wantage Office**

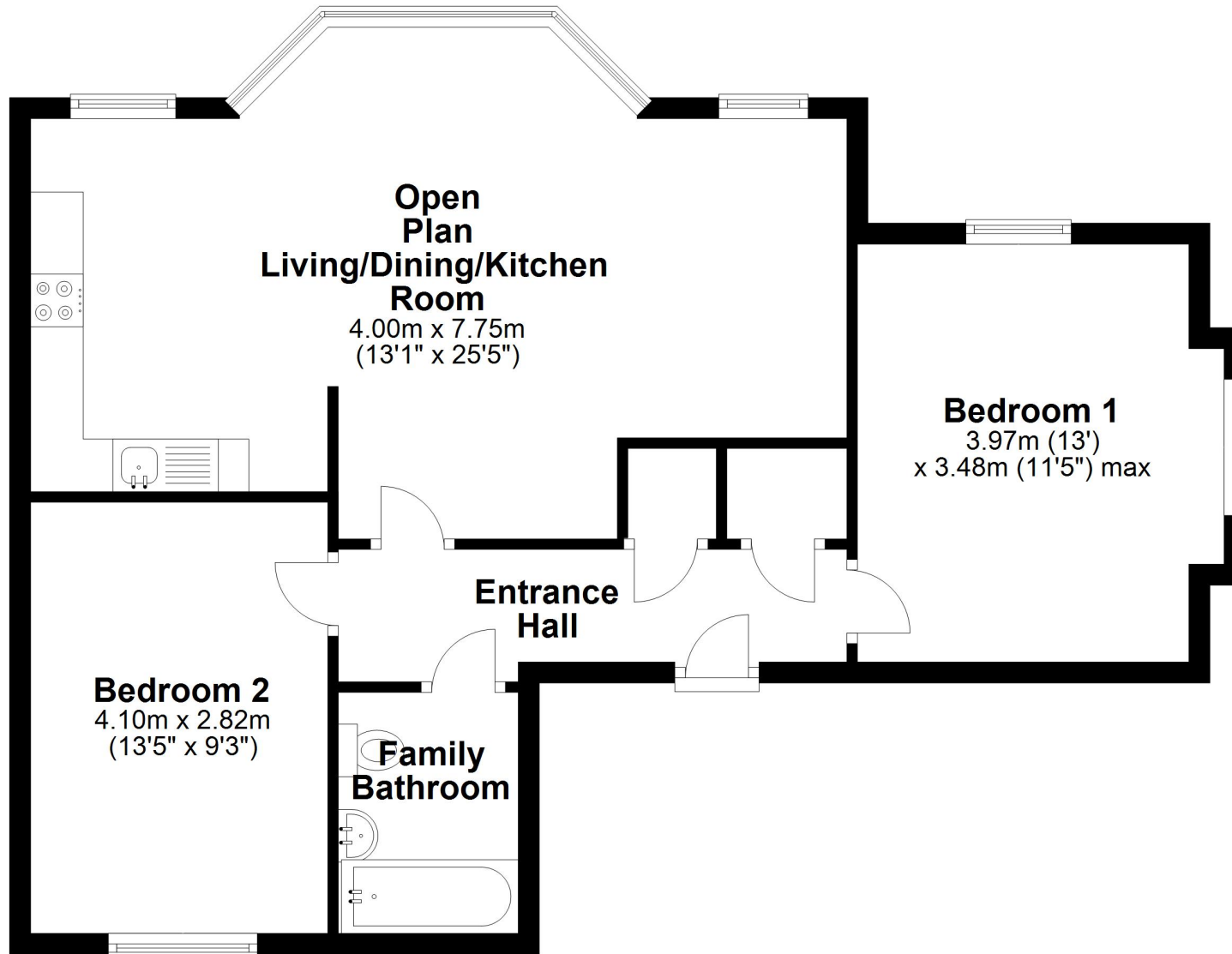
T: 01235 645645

E: [wantage@waymarkproperty.co.uk](mailto:wantage@waymarkproperty.co.uk)

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 76                      | 76        |
| (55-68)                                     | <b>D</b> |                         |           |
| (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 |           |

# Ground Floor

Approx. 66.5 sq. metres (715.8 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 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.

