



Flat 4, 40 Market Place, Wantage, Oxfordshire OX12 8AW
Oxfordshire, £155,000

Market Place, Wantage OX12 8AW

Oxfordshire

Leasehold

Charming One Bedroom Duplex Apartment | Separate Kitchen & Good Size Living/Dining Room | Beautiful Re-Fitted Shower Room | Ideal First Time Buy or Investment Purchase | Bursting With Character With Beautiful Exposed Beams | No Onward Chain - Viewing Highly Advised! | Prime Wantage Location, Close To Amenities

| Description | Location |
|--|---|
| Offered for sale with no onward chain is this charming Grade II listed one bedroom duplex apartment situated in the heart of the ever popular Market Town of Wantage, close to amenities. Having been improved and well maintained by the current owner, the property should be viewed to fully appreciate. | 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 along with a weekly market on Wednesdays and Saturdays. 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. |
| Representing an ideal first or investment purchase, this characterful accommodation briefly comprises of entrance hall, beautiful re-fitted shower room and modern kitchen on the ground floor. Stairs lead up to the light and airy living/dining room and spacious master bedroom boasting pleasant views over the Market Place and a useful recess currently being used as storage. | |
| The property is leasehold with a 122 year lease from September 2005 with 102 remaining. The lease states 'The Initial Provisional Service Charge' means the yearly sum of £250, however, currently there is no ground rent or service charge to pay. The freeholder splits the cost of the building insurance between four apartments which is around £160 per annum. The property is connected to mains gas, water and drainage and is heated via a gas fired boiler. | |
| Material information: Conservation area - Wantage Town Centre. Please open 'Brochure 1' for further material information which includes, flood risk, mobile and broadband availability, coal or mining and more. | |
| | Viewing Information |
| | By appointment only please. |
| | Local Authority |
| | Vale of White Horse District Council. |
| | Tax Band: A |



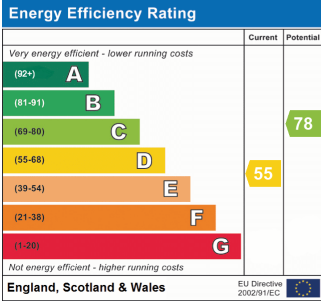


Waymark

Wantage Office

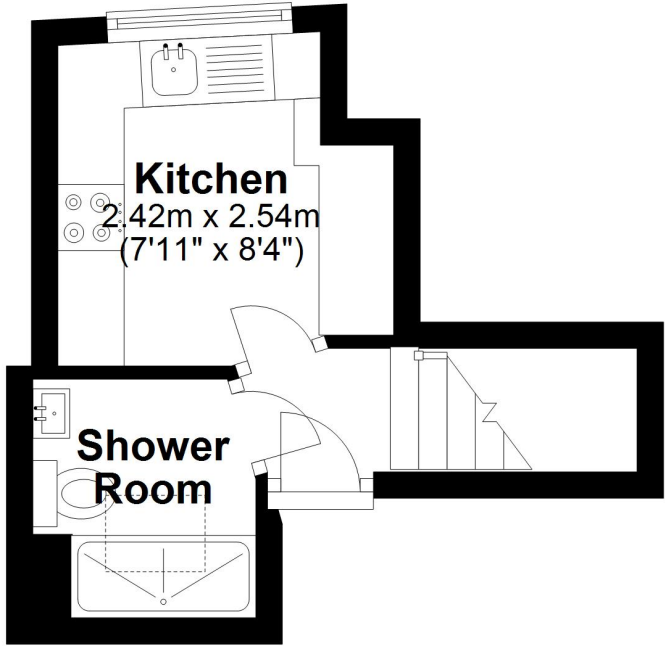
T: 01235 645645

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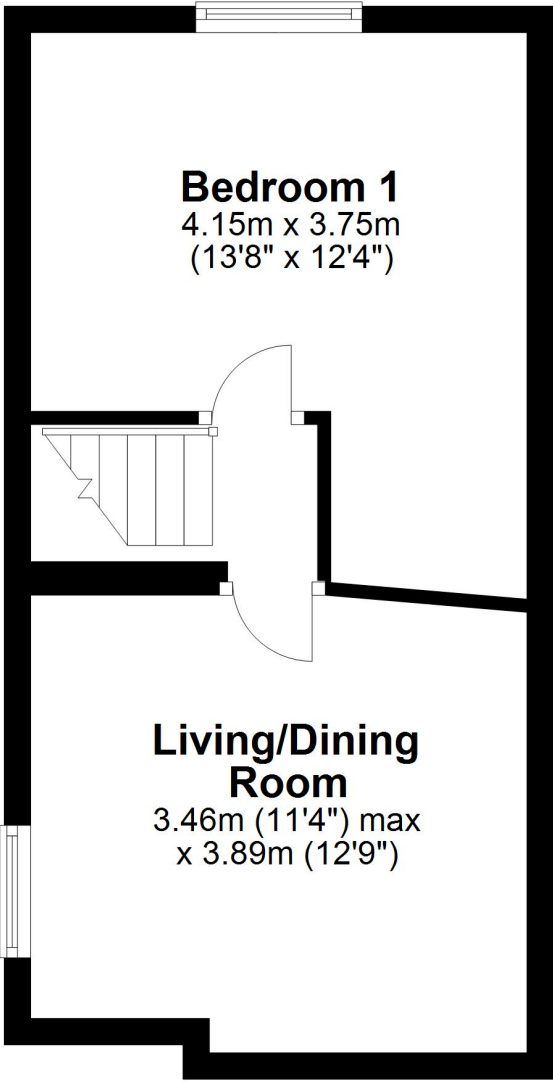
Ground Floor

Approx. 11.6 sq. metres (124.5 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.4 sq. feet)



Total area: approx. 40.1 sq. metres (431.9 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.