



40 Alfredston Place, Wantage, OX12 8DL
£200,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented two-bedroom apartment arranged over two floors with allocated parking, centrally located within walking distance of Wantage town centre.

This beautifully presented first floor apartment benefits from two spacious balconies. The property offers a welcoming entrance hall with storage cupboard, fitted kitchen and second double bedroom. There is a bright and airy open-plan living/dining room with French doors opening onto a large balcony, with stairs leading to the upper floor.

On the second floor, the principal double bedroom features a box bay window, large storage cupboard and French doors opening onto a sunny balcony, together with a family bathroom.

Externally, there is one allocated parking space along with ample visitor parking.

Ground Rent: £ 188 per annum

Maintenance Charge: £ 2264 per annum

Lease: 88 years remaining



Some material information to note: Leasehold apartment. Electric heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Two bedroom apartment arranged over two floors
- Spacious sitting / dining room
- Kitchen
- Bathroom
- Two separate balconies
- Allocated parking space plus ample visitors bays
- Located close by to Wantage Market Place
- Council tax band: C, EPC rating: E

The Location

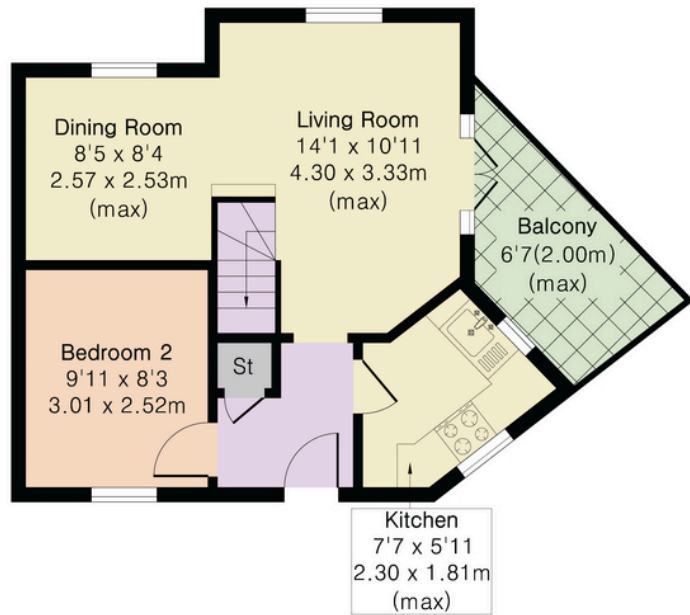
Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



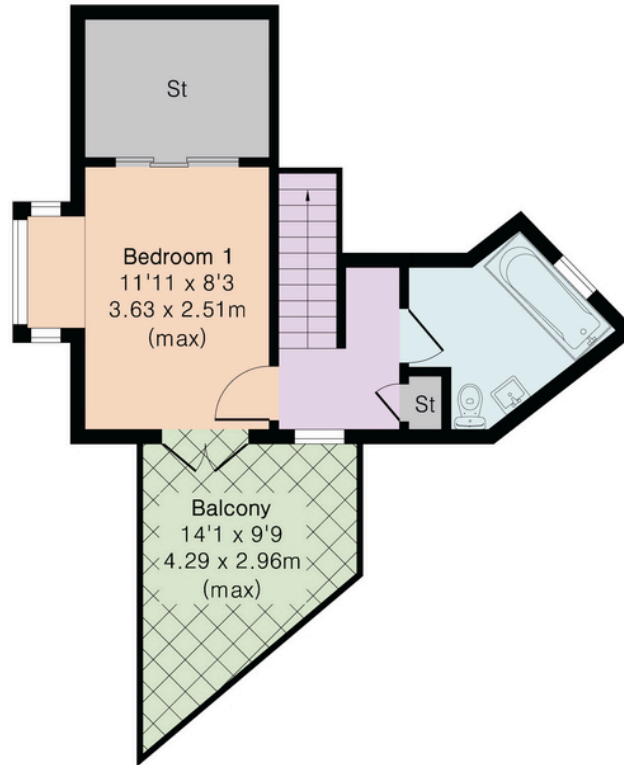
Approximate Gross Internal Area 695 sq ft - 64 sq m

First Floor Area 411 sq ft – 38 sq m

Second Floor Area 284 sq ft – 26 sq m



First Floor



Second Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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