



St. Mary's, Wantage, OX12 8FF

Welcome to St. Mary's, Wantage

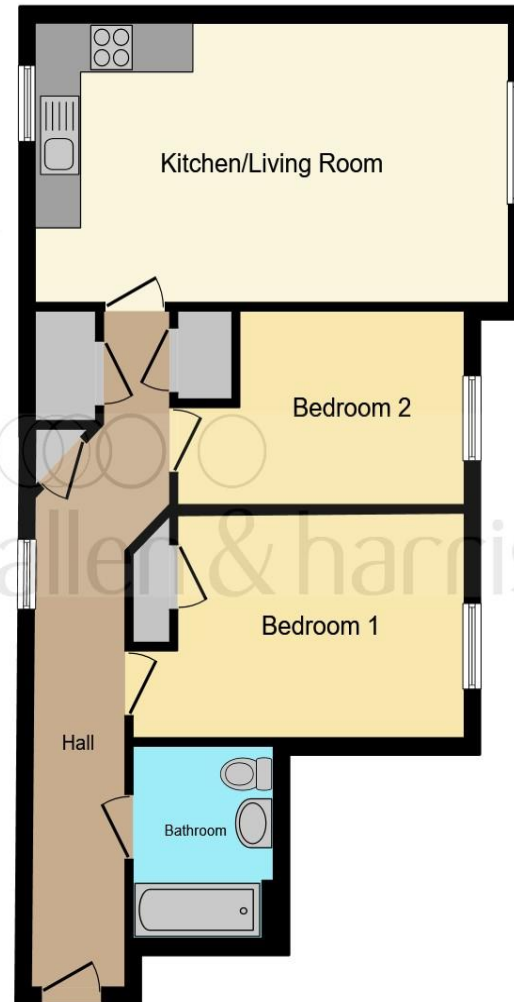
Allen & Harris are pleased to offer this first floor modern apartment. The property is accessed via a communal entrance with stairs leading to the first floor. A private front door gives access to the entrance hall leading to all rooms.

There are two double bedrooms and a modern bathroom. An open plan living/kitchen/dining room with dual aspect windows, fitted oven and hob, dishwasher, washing machine and fridge/freezer complete the apartment.

The property benefits from gas radiator central heating, UPVC double glazing throughout and an allocated parking space. Internal viewings are recommended.

Wantage is a historic market town situated within the Vale of White Horse. The town offers various 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 M4 in the south. Didcot c.9 miles offers fast connections to London Paddington c.40 minutes.





Entrance Hall

Lounge/Kitchen/Dining
20' 8" x 11' 2" (6.30m x 3.40m)

Bedroom One
12' 6" x 9' 2" (3.81m x 2.79m)

Bedroom Two
12' 4" x 7' 9" (3.76m x 2.36m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

St. Mary's, Wantage

- Two Double Bedrooms
- Open Plan Living Kitchen Dining Room
- Bathroom
- Allocated Parking
- Gas Central Heating

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

Service Charge: 1379.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£48,750



view this property online allenandharris.co.uk/Property/DID106158



Property Ref:

DID106158 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property


allen & harris



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



allenandharris.co.uk