



2 Church View, Wantage

Guide price £195,000

WANTAGE
Market Place c350yards Didcot Parkway c.8.9 miles Oxford c13.5miles Abingdon c9.3miles

This is a smart ground floor apartment in an excellent position within a short walk of the centre of town and local shops. The accommodation is light and bright throughout with a wonderful living area and double glazed doors opening onto a south facing garden area. There is a well appointed kitchen, generous hallway, two good bedrooms, bathroom and en suite shower room. The apartment has the joys of gas central heating, double glazing, communal hall and entry-phone system. There is one allocated parking space with the property.

Floor Area c826sq ft

Double Glazed
Gas Fired Central Heating

Council Tax Band C £1792.51 2021/22

Service Charge £1,343pa including contingency payment
Ground Rent: £225pa
155 year lease created in 2003 with circa 137 years remaining

Wantage is a pretty market town with primary and secondary schools, Waitrose, Sainsburys, Costa and many interesting independent shops, pubs and restaurants. Set at the foot of The Downs it is well placed for country walking, cycling, running etc while being convenient for A34, M4 and

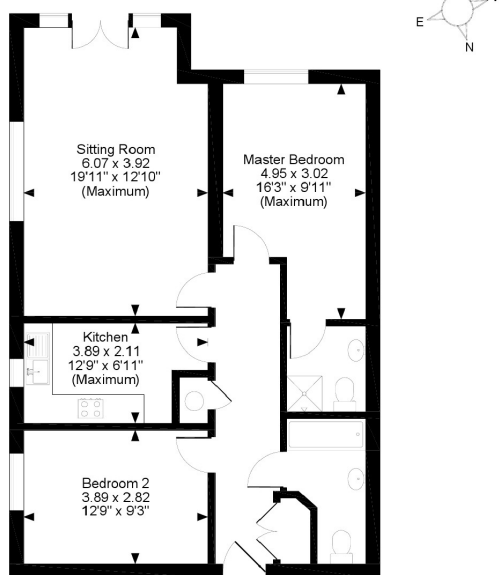


- VACANT POSSESSION
- NO ONWARD CHAIN
- South Facing Garden Area
- Unfurnished

- Large Reception Room
- 2 Good Bedrooms
- 2 bathrooms
- Fitted Kitchen

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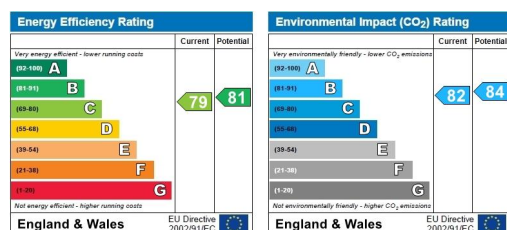
Church View House, Smiths Wharf, Wantage, OX12 9GU
Approximate Gross Internal Area
826 Sq Ft/77 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Directions: On foot from Wantage Market Place proceed down Mill Street (A417 towards Faringdon) head down Mill Street and at the bottom turn right onto The Wharf. After passing through the bollards, Church View will be found on your left hand side. By Car: Head for Sainsburys car park and after passing the petrol station turn first right over the blue bridge and follow the road round until you find Church View before the bollards on your right.



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