



**37 Alfredston Place**  
Wantage, Oxfordshire, OX12 8DL



### 37 Alfredston Place, Wantage, Oxfordshire, OX12 8DL

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A stunning second floor apartment situated in a superb location close to Wantage Town Centre and local amenities with allocated parking space.

#### The Property

The accommodation comprises entrance hall with large storage cupboard, cloakroom, spacious sitting room with floor to ceiling window, modern kitchen with breakfast bar and integrated appliances. There are two double bedrooms and family bathroom. Other features include a sun terrace, allocated parking space and ample visitor parking. Lease Length 91 years remaining Maintenance Charge £1162 paid every 6 months Ground Rent £188 per annum

#### 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.





- Second Floor Apartment
- Sun Terrace
- Entrance Hall
- Sitting Room
- Kitchen with Integrated Appliances
- Cloakroom
- Two Double Bedrooms
- Family Bathroom
- Allocated Parking Space
- EPC rating: D,
- Council tax band: C
- Tenure: Leasehold

Asking Price £210,000




Approximate Gross Internal Area  
70.7 sq m / 761 sq ft

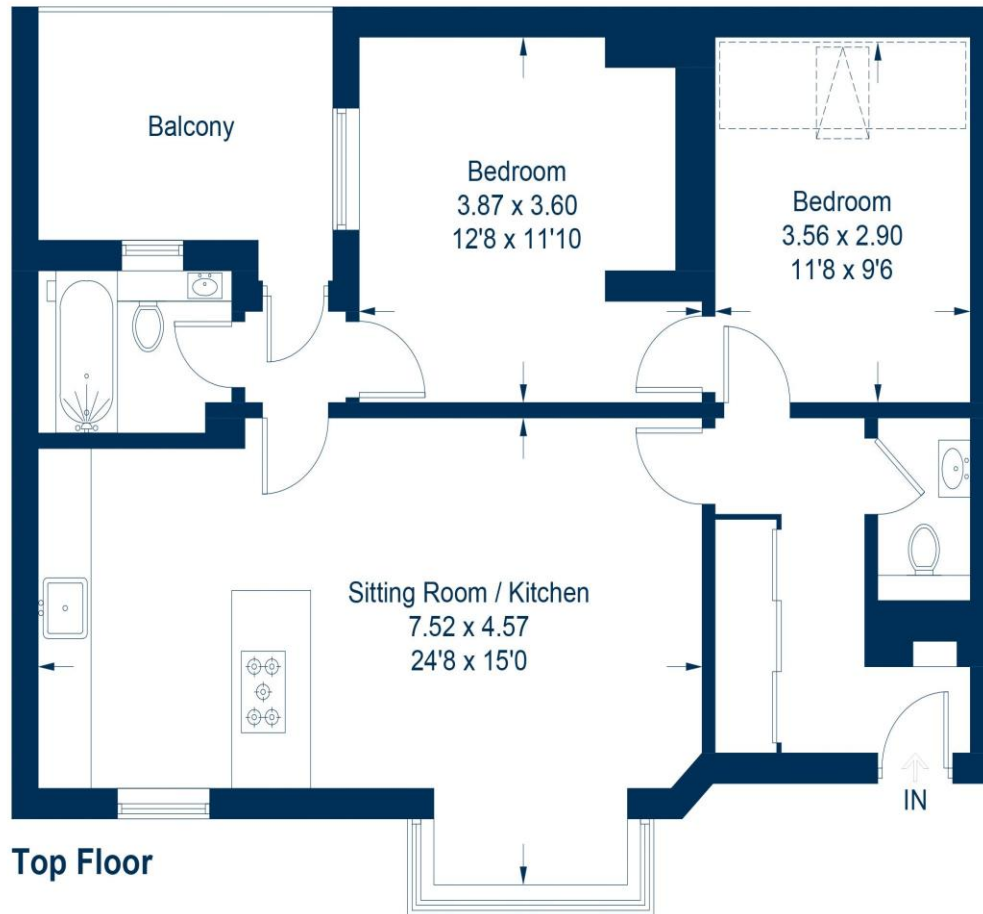


THOMAS  
MERRIFIELD

SALES LETTINGS

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 = Reduced headroom below 1.5m / 5'0"



Top Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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