



DOUGLAS & SIMMONS



5 Church View House, Smiths Wharf  
Wantage, Oxfordshire

# 5 Church View House Smiths Wharf, Wantage, Oxfordshire, OX12 9GU

Guide Price £210,000 Leasehold

This extremely spacious two bedroom first floor apartment offered for sale in excellent decorative order and well situated for Wantage town centre.

- Modern kitchen with built in hob, oven and extractor
- Sitting/dining room with Juliet balcony
- 2 good sized double bedrooms
- En-suite
- Separate bathroom
- Allocated parking
- Gas fired central heating
- Double glazing
- Town centre position



## LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

## DESCRIPTION

This extremely spacious two bedroom first floor apartment offered for sale in excellent decorative order and well situated for Wantage town centre.

The accommodation comprises entrance hallway, a good sized sitting/dining room with a south facing Juliet balcony providing lots of natural light; a separate well-appointed kitchen with built in oven, hob and extractor hood, 2 light and airy good sized double bedrooms, one with an en-suite, as well as a separate bathroom. The property is further complemented with new flooring to the entrance hall, as well as gas fired central heating and double glazing.

Outside the property benefits from communal gardens and allocated parking.

**LEASEHOLD.** We are advised from the current owner that the Lease Term was 155 years from 2003. Maintenance charge £940.50 per annum. Ground Rent £112.50 payable twice yearly. Reserve fund £135.97 per annum.

## SERVICES

All main services connected.

Gas fired central heating to radiators.

## FLOOR AREA

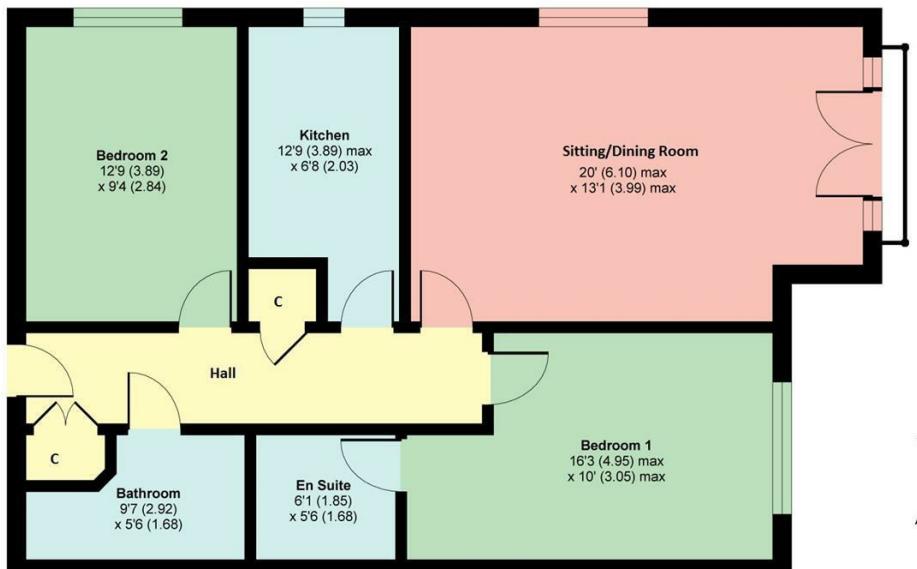
817.00 sq ft

**Vale of White Horse District Council**  
**COUNCIL TAX BAND C**



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APPROX. GROSS INTERNAL FLOOR AREA 817 SQ FT 75.9 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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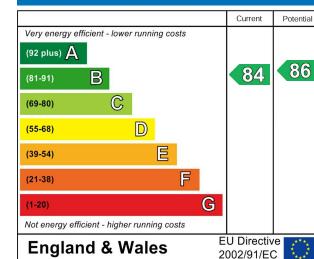
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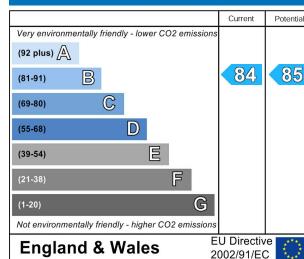
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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



## DIRECTIONS TO OX12 9GU

Leave Wantage market place in the direction of Wallingford Street, at the mini roundabout turn left onto Seesen Way, proceed to the main roundabout at Sainsburys garage and turn left into Limborough Road, proceed for a short distance and turn second right over the bridge into the development, proceed around the sharp left hand bend, proceed to the end of the close where Church View House will be found on the left.

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
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