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## 38 ALFREDSTON PLACE, WANTAGE, OXFORDSHIRE, OX12 8DL



- Well-appointed ground floor apartment
- One double bedroom with wardrobes
- Spacious open plan lounge/kitchen/diner
- Personal private rear garden
- 0.5m From Wantage town centre
- Allocated parking, No onward chain

### Offers Over £160,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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## PROPERTY DESCRIPTION

\*\*\*ATTN INVESTORS & FIRST TIME BUYERS\*\*\* Featuring it's own private decked garden, this chain free, well-appointed, one bedroom, ground floor apartment with parking is in a sought after and convenient development, formerly part of an Old Engineering Works, in Wantage. EPC: C

## ACCOMMODATION

Entrance hall with a storage cupboard and airing cupboard. Open plan kitchen/living/dining room with integrated white goods, and a range of wall and base units. One double bedroom with built in wardrobes. Bathroom featuring a pothole window and modern white suite.

## OUTSIDE SPACE

The property has one allocated parking space and ample visitor parking as well as a private garden enclosed with a timber fence and decking section.

## LOCAL AUTHORITY and SERVICES

Vale of White Horse Council Council Tax Band - B. Electric Storage Heaters and Mains Water.

## Leasehold information

125 years from 28th July 1989 - ground rent charges are £159.00 P/Y Service charge is approximately £1,200 P/Y. Ground rent and service charge is reviewed annually in April. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

## MORTGAGES

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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## LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

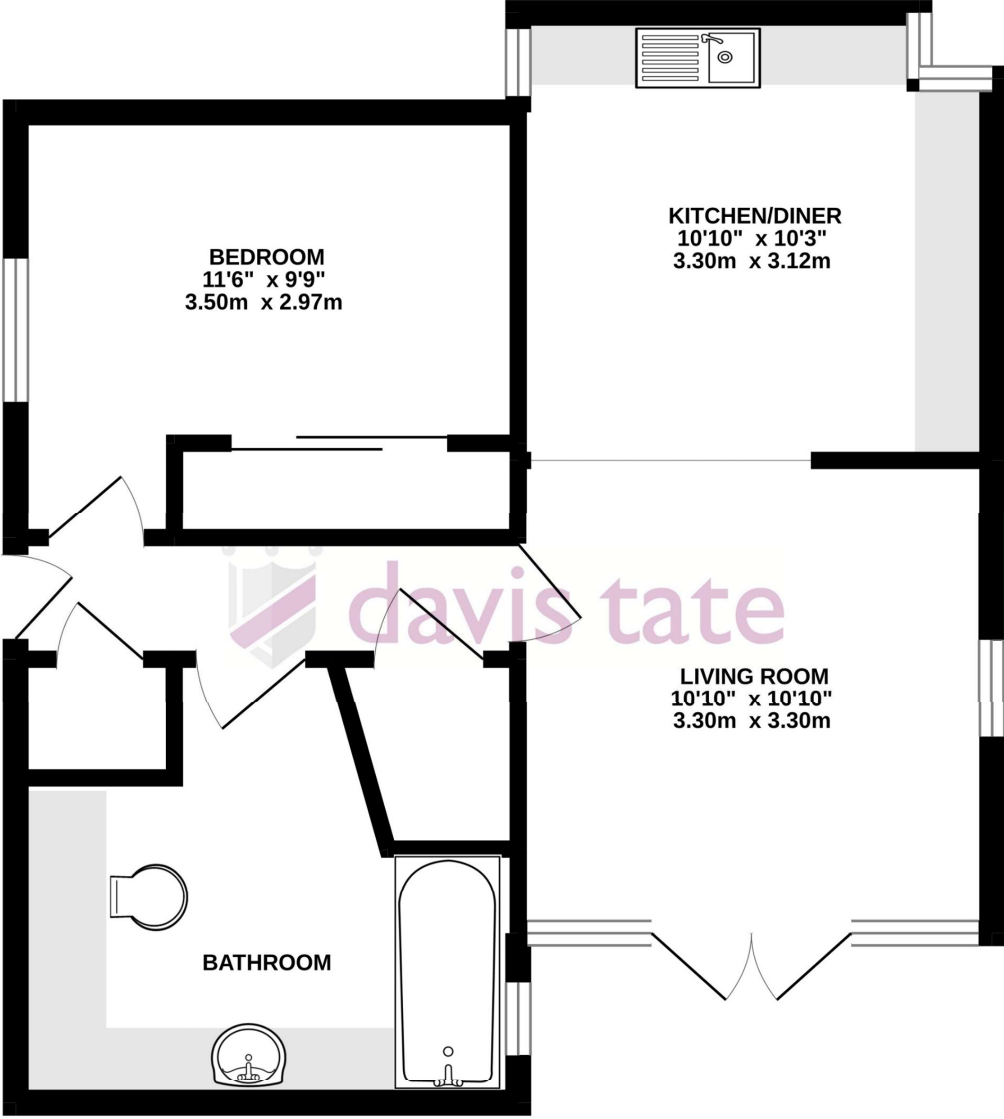
## BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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