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8 EASTBURY COURT, SMITHS WHARF, WANTAGE, OXFORDSHIRE, OX12 9GS



- No onward chain
- 0.3m to town centre
- Ideal investment opportunity
- Allocated parking
- Rental yield c.5% (achieving £950pcm+)
- Top floor apartment

Guide Price £220,000 (Leasehold)

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



davistate.com

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PROPERTY DESCRIPTION

A well presented, top floor two bedroom apartment with allocated parking conveniently located within 0.3m of the town centre, local shops & amenities. Ideal investment opportunity. No onward chain. EPC Rating C.

LOCAL INFORMATION

Wantage is an attractive market town renowned for its association with King Alfred the Great whilst being situated at the foot of the ancient Ridgeway trail and Lambourn Downs, offering a comprehensive range of amenities, including shopping, leisure, health, banks, Post Office and recreational facilities, as well as a library, museum, various coffee shops, 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 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 is situated to the east with a main line train station to London (Paddington c.45mins).

ACCOMMODATION

Entrance hall with storage cupboards, large open plan kitchen/living/dining room, modern fitted kitchen with integrated appliances including electric oven & cooker hood, gas hob, free standing fridge/freezer and space & plumbing for an undercounter washing machine and dishwasher. Two double bedrooms, of which the main bedroom has an en-suite, and a separate family bathroom with a modern white suite.

OUTSIDE SPACE

Communal entrance hall and one allocated parking space with bollard.

LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council - Council Tax Band C. Mains gas, electric, water & drainage. Gas central heating and double glazing throughout.

Current ground rent of £225 and service charge of £1,472 per annum. The current lease runs for 155 years from January 2003. 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

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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

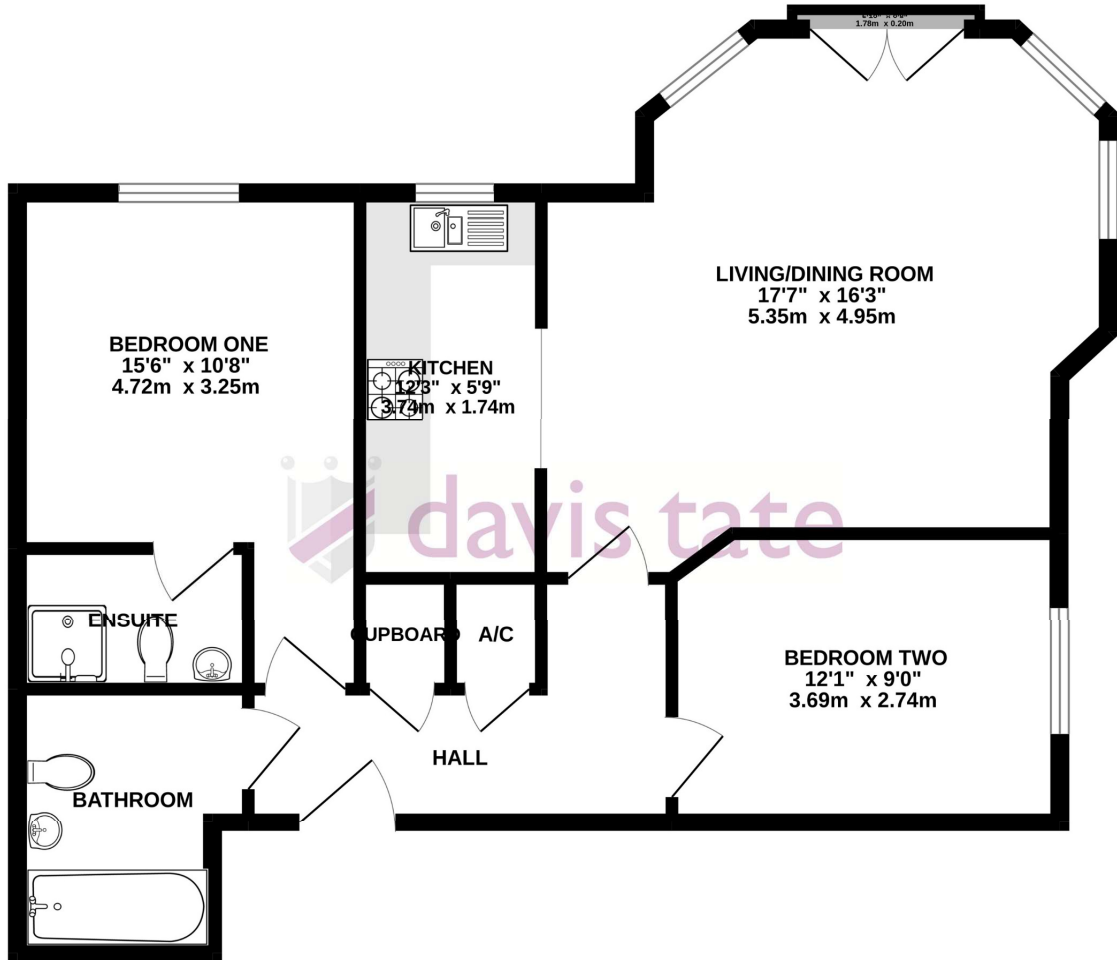
BUYERS INFORMATION

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
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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