

42 Sedge Smith Way, Wantage

£102,500

Waymark

42 Sedge Smith Way

Wantage

Offered for sale on a 50% shared ownership basis, this beautifully presented one-bedroom ground floor apartment benefits from its own private front door. Measuring an impressive c.600 sq. ft., the property offers well-proportioned accommodation throughout and must be viewed internally to be fully appreciated.

Upon entering through the private front door, you are welcomed into an L-shaped entrance hallway, which benefits from useful storage and provides access to all rooms. The generous double bedroom is an impressive size, offering ample space for bedroom furniture. There is also a separate, modern fitted family bathroom. The heart of the home is the exceptional open-plan living, dining and kitchen area. Enjoying a dual aspect, this bright and airy space offers plenty of natural light and ample room for both living and dining furniture. The kitchen is fitted with a range of cabinets and provides space for a washing machine and fridge/freezer.

Externally, the property benefits from an allocated parking space situated to the front, alongside access to well-maintained communal garden, a secure bike store and a designated bin store.

Overall, this is a fantastic opportunity to acquire a well-proportioned ground floor apartment with the added benefit of its own private entrance, in a prime Wantage location.

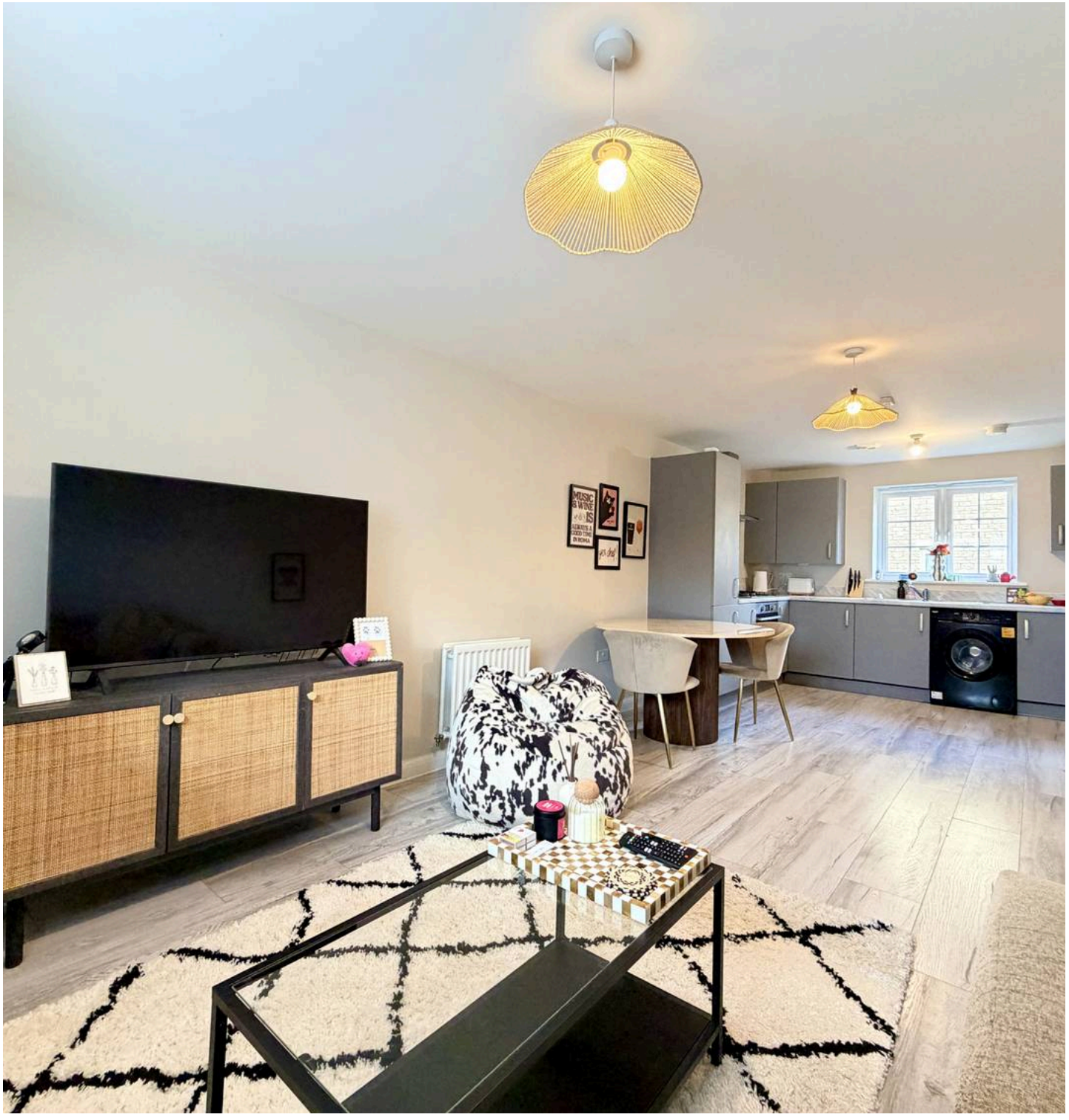




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Material Information: The property is leasehold with a leasehold term of 999 years from 13/05/2022. The service charge is £805.97 per annum. The rent payable to the housing association is £358.00 per month. The property is connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, and in-home with EE. Good outdoor and variable in-home with O2, Three and Vodafone according to https://www.ofcom.org.uk/mobile-coverage-checker, however, please check as mobile networks may wary. Broadband - Ultrafast available Ofcom checker.



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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.
Council Tax band: B

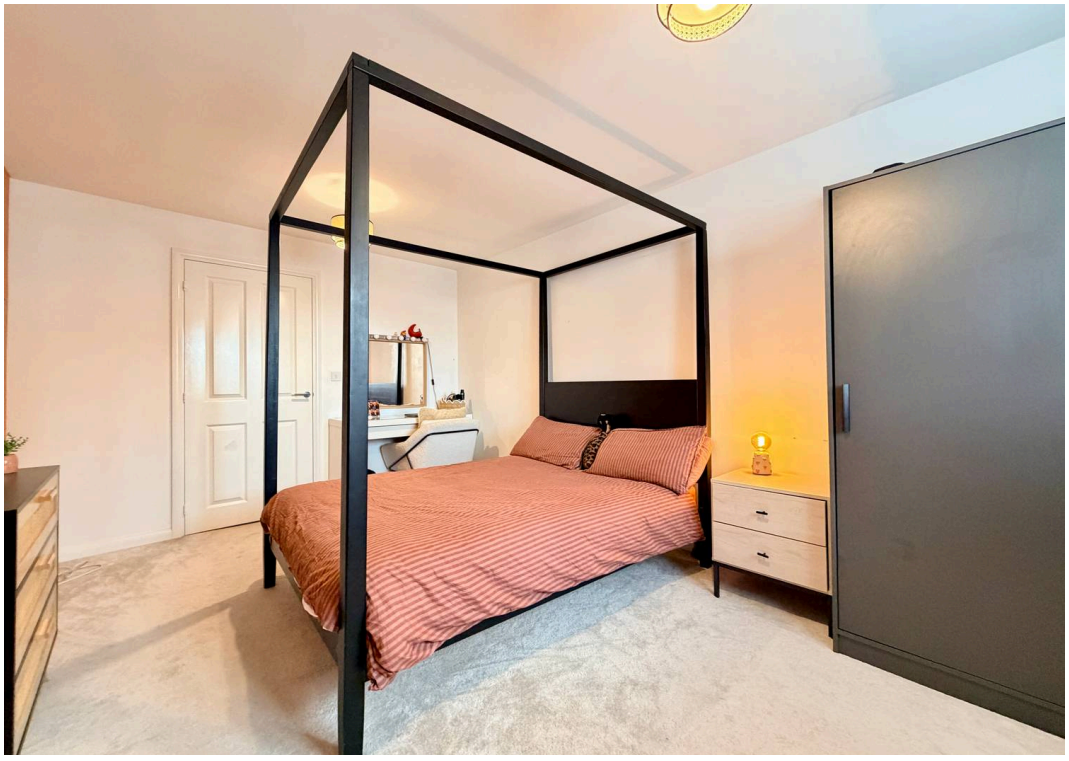
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 50% Shared Ownership
- Impressive One Bedroom Ground Floor Apartment With Private Front Door Access
- Spacious Accommodation Throughout
- Large Master Bedroom
- Exceptional Open Plan Living Accommodation
- Communal Garden Area To The Front
- One Allocated Parking Space
- Popular & Convenient Wantage Location, Close To Amenities



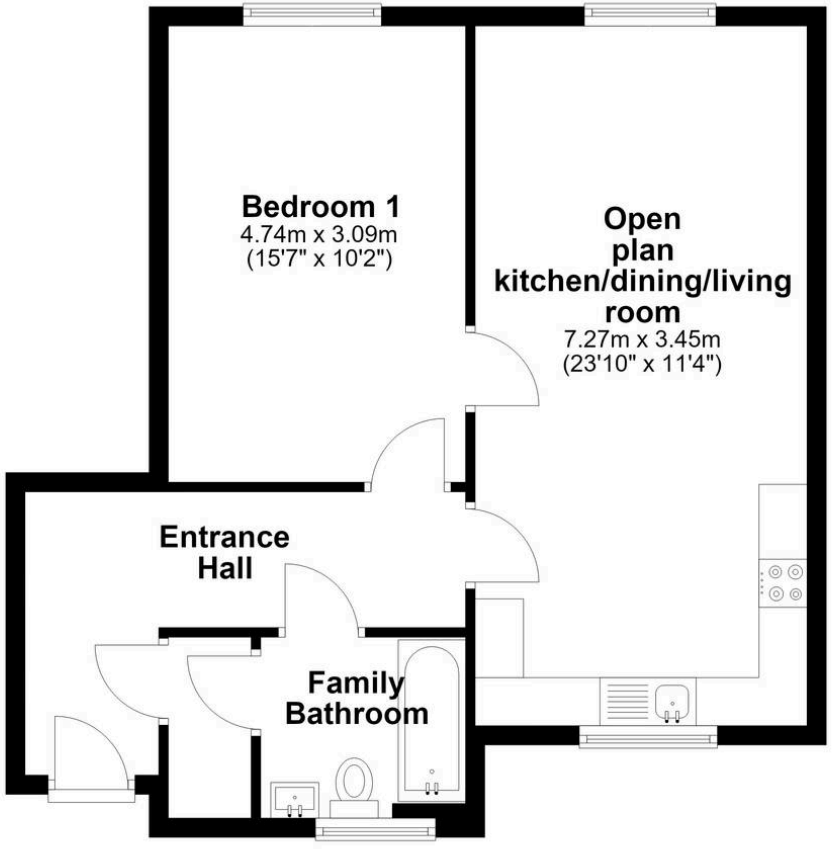






Ground Floor

Approx. 55.6 sq. metres (598.7 sq. feet)



Total area: approx. 55.6 sq. metres (598.7 sq. feet)

This floor paln is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.