



18 Savile Way, Wantage, OX12 0PT
£176,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious two bedroom maisonette with additional loft room situated close to local shops and amenities.

The property comprises entrance hall, modern kitchen with a range of base and eye level units, sitting / dining room with patio doors to the front balcony, two double bedrooms both with patio doors leading to the rear balcony and family bathroom. Stairs from the living room access the spacious loft room. Additional benefits include gas central heating and allocated parking.

Leasehold: 124 years remaining

Maintenance / service charge: £754 p annum

Ground rent: £0 per annum

Some material information to note: Leasehold property. Gas central heating. Mains water, mains electrics and mains drains. There is allocated parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Two bedroom maisonette
- Gas central heating
- Kitchen
- Spacious living room
- Two double bedrooms
- Family bathroom
- Loft room
- Allocated parking
- Close to amenities

The Location

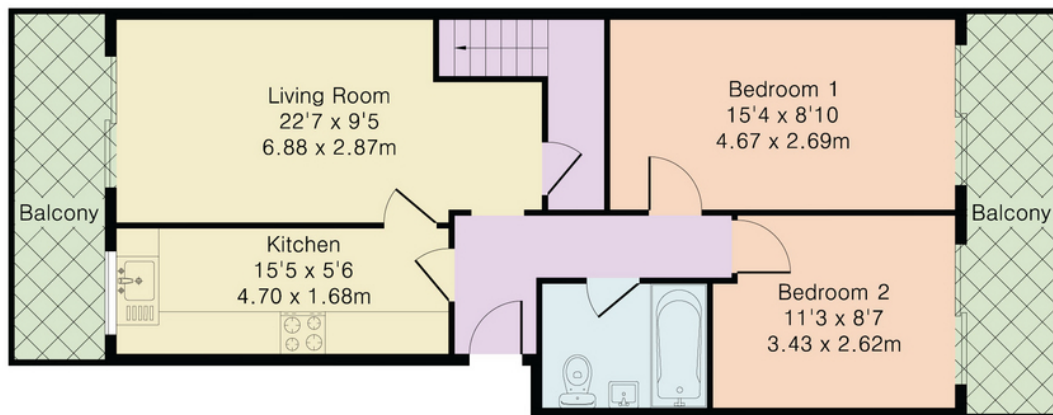
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools, local park, two public houses and a parade of shops on Main Street, with a further small precinct in Saville Way. Located c. 13 miles southwest of the historical university city of Oxford, Grove has some of the finest schooling on its doorstep. Grove and nearby Wantage together offer a broad range of shopping, leisure and sporting facilities. It is also well served by commuting links with access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot (c.9 miles) offering a fast service to London, Paddington c. 40 minutes.



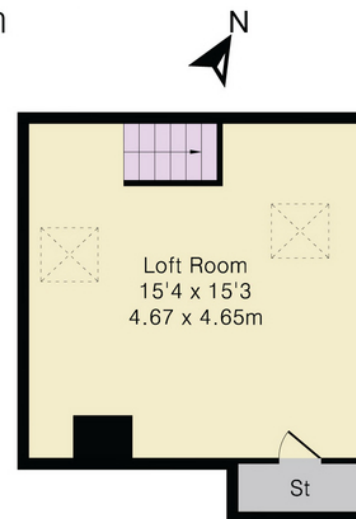
Approximate Gross Internal Area 907 sq ft - 84 sq m

Second Floor Area 630 sq ft – 58 sq m

Loft Room Area 277 sq ft – 26 sq m



Second Floor



Loft Room

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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