



4 Hazel Grove, Wantage, OX12 7GE
£198,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented one bedroom ground floor apartment built by Carla Homes in 2023.

Upon entering the property you are greeted with an entrance hall with two large storage cupboards. Leading through to the open plan living, kitchen and dining area, a sizeable space with high ceiling and lots of natural light. The kitchen is modern and stylish with a good amount of eye level and base level storage. Fully integrated appliances, four burner gas hob with extractor, single oven and plenty of worktop space make it a highly functional space.

The bedroom is a very generous size and will easily accommodate the largest of beds. It also has the added benefit of a large fitted wardrobe space. The bathroom is in perfect condition, mostly tiled with shower over full size bathtub. Another highlight of this property is the outside terraced seating area, a private space ideal for dining.

Maintenance Charge: £1136 per annum

Leasehold: 996 Years Remaining

Some material information to note: Leasehold apartment. Gas central heating. Mains water, mains electrics and mains drains. The property has one allocated parking space. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major 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

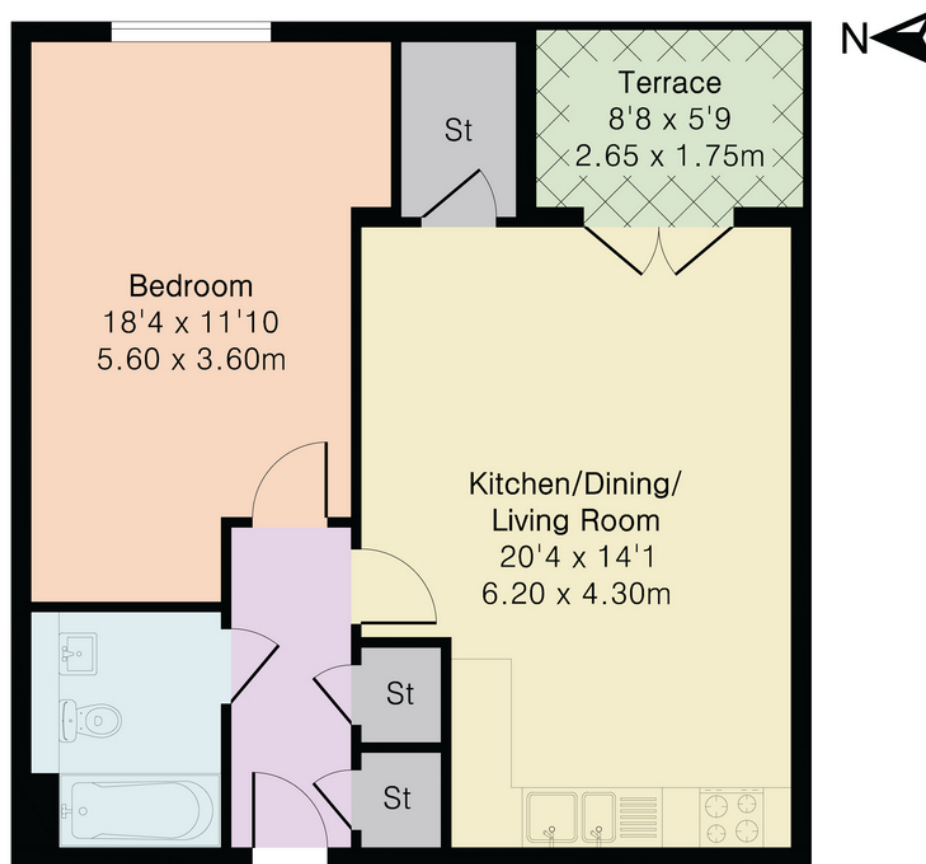
- Ground Floor Apartment
- Allocated Parking Space
- Spacious double bedroom
- Open plan kitchen / living / dining room
- Outside space
- Modern and Stylish
- Integrated Appliances
- EPC rating: B, Council tax band: B

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



Approximate Gross Internal Area 604 sq ft - 56 sq m



Ground Floor

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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