



GREEN & CO

£210,000 17 Tanners Row Smiths Wharf, Wantage, Oxfordshire, OX12 9GT

Leasehold

£210,000 Smiths Wharf, Wantage

Council Tax Band C

This bright two-bedroom first-floor apartment enjoys an abundance of natural light, thanks to its South-East-facing balcony overlooking the peaceful Letcombe Brook. Ideally located within this popular development just a short walk from the Market Place and local shops, the property offers modern, comfortable living in a convenient setting. The open-plan living and dining area seamlessly connects to a well-equipped kitchen, creating a welcoming space for relaxing or entertaining. There are two double bedrooms, including a principal bedroom with an en-suite shower room, as well as the main bathroom. Perfectly suited to first-time buyers, young professionals, or investors alike, this apartment also benefits from the inclusion of recently purchased white goods and a private parking space.

what3words. [w3w.co/forms.smashes.ambushes](https://www.what3words.com/w3w.co/forms.smashes.ambushes).

Tenure. Leasehold. 155 years from 01/01/2003.

Ground Rent. £250 per annum with a review date of 01/01/2028 and every subsequent 25 years thereafter.

Service Charge. £605.15 every 6 months.

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

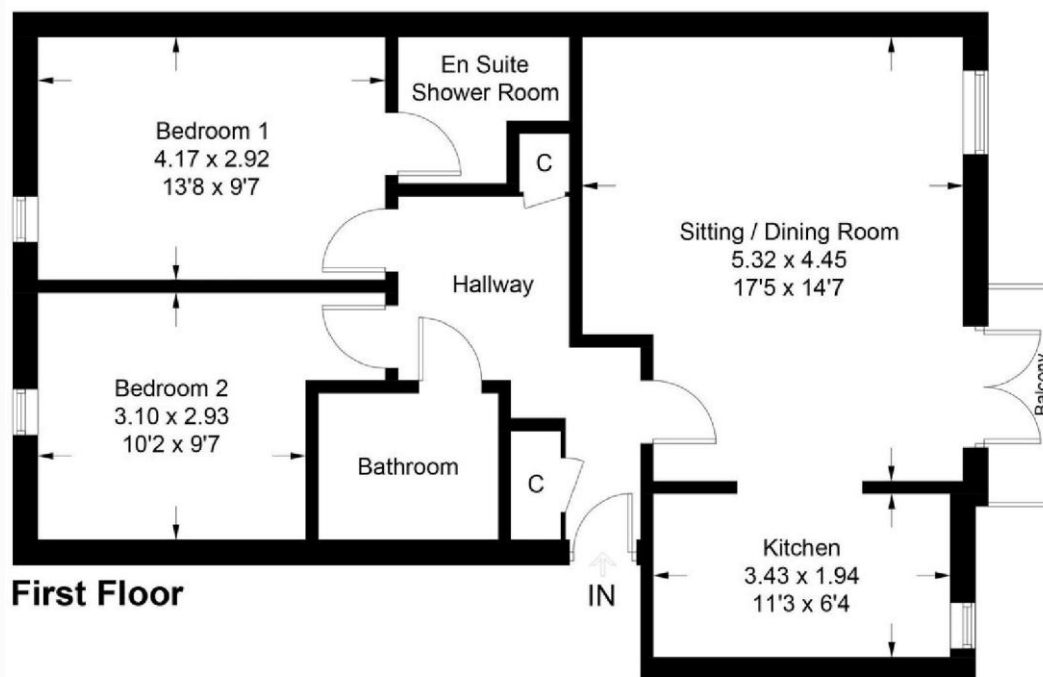
Other Material Information. There is scheduled demolition of the warehouse adjacent to the property. There is outstanding planning permission for the construction of a residential and commercial building in its place. From our experience, a Deed of Variation is likely to be required to address the Ground Rent review.



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Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.
CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.