



5 Kings Walk Limborough Road, Wantage  
Guide Price £195,000

Waymark

# 5 Kings Walk Limborough Road

Wantage, Wantage

Set within the ever sought-after and convenient Market Town location of Wantage, this two bedroom top floor apartment is situated in the heart of the town being just moments from local amenities and transport links.

The accommodation features an entrance hall with storage cupboard, a sitting room with two windows, one of which offers rooftop views of the town, the living room opens into the kitchen featuring white gloss cabinets and integrated oven and hob. There are two bedrooms and a white bathroom suite with contemporary tiling.

Externally, the property benefits from an allocated parking space.

**Material Information** - The property is leasehold, connected to mains electricity, water and drainage. There is a service charge of £xxx per month. This includes: Grounds Maintenance, Fire Equipment, Communal Cleaning, Management Fee, Major Repairs Provision, Communal Electrics, Day to day communal repairs and Building insurance.





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Wantage, Wantage

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: C

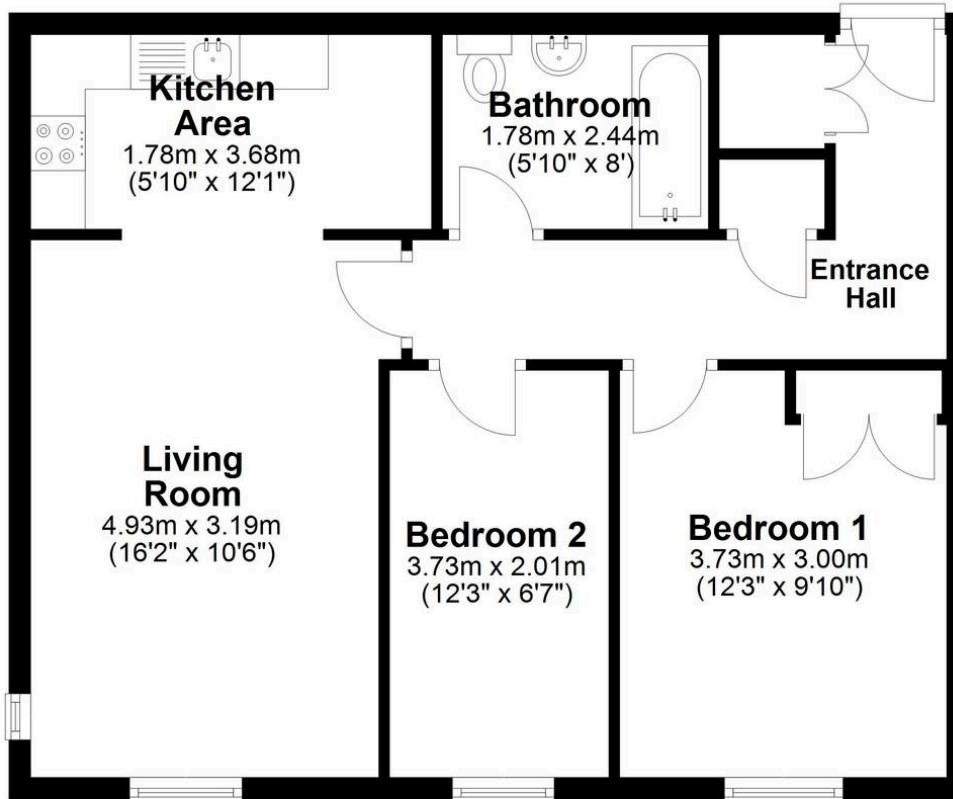
Tenure: Leasehold

- Town Centre Living
- Two Bedroom Top Floor Apartment
- Living Room opening to Kitchen
- Parking Space
- Rooftop Views
- Ideal First Time Buyers Home



## Second Floor

Approx. 57.2 sq. metres (615.8 sq. feet)



Total area: approx. 57.2 sq. metres (615.8 sq. feet)

This floor plan 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.