



FLAT 5 ST ANNES HOUSE

WANTAGE, OX12 8DA

£159,995
LEASEHOLD

An impressive first floor one bedroom apartment situated within this characterful Grade II listed building ideally positioned for access to the town's Market Place. A superb and spacious communal entrance hall leads you to an attractive communal staircase and to the apartments within. The property offers deceptively spacious accommodation throughout including a generous entrance hall, an open plan dual aspect Kitchen/reception, double bedroom and shower room along with characterful features including 'high ceilings' and sash windows. Outside the property is an attractive mature communal garden located to the rear of the building.

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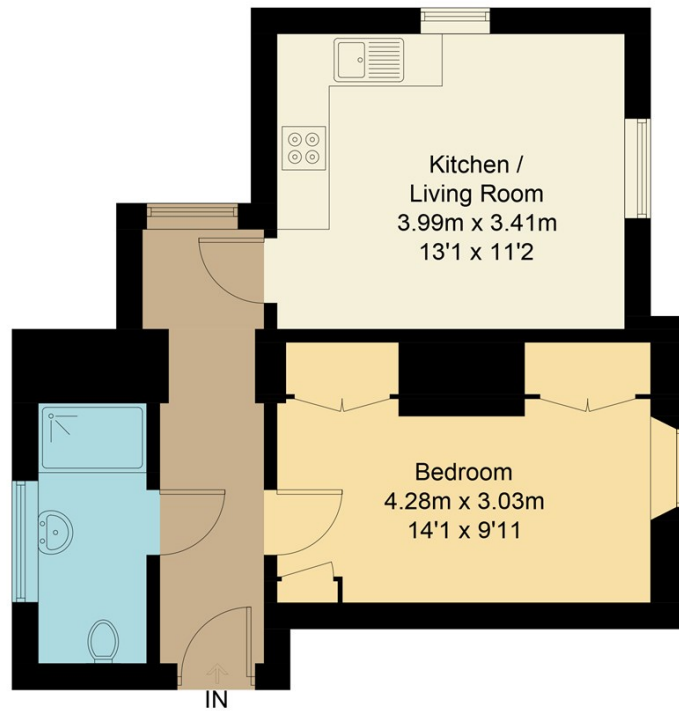
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St. Anne's House, OX12

Approximate Gross Internal Area = 38.3 sq m / 412 sq ft



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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