



1 Willow Grange Limborough Road, Wantage, OX12 9RB

£137,000

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well presented one bedroom ground floor apartment , purpose built for the over 55s. Ideally positioned at the rear of the building with private access and a tranquil outlook across the brook. The apartment comprises entrance hall with storage cupboard, shower room, double bedroom with built in wardrobe. Sizable sitting / dining room with electric fireplace. Kitchen at the rear with built in oven hob fridge and freezer.

Willow Grange is an exclusive development of one and two bedroom apartments close to a wide selection of shops and other amenities. A range of little details make a big difference to life at Willow Grange - with an owner's lounge and guest suite for entertaining, as well as a House Manager and video door entry for added peace of mind."

- Housing Authority: Vale of White Horse
- Social Care Authority: Oxfordshire
- Lease: 125 years from May 2007
- Service charge: £1527 half yearly
- Ground rent: £102 half yearly

Some material information to note: Leasehold apartment. Electric heating. Mains water, mains electrics and mains drains. 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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.







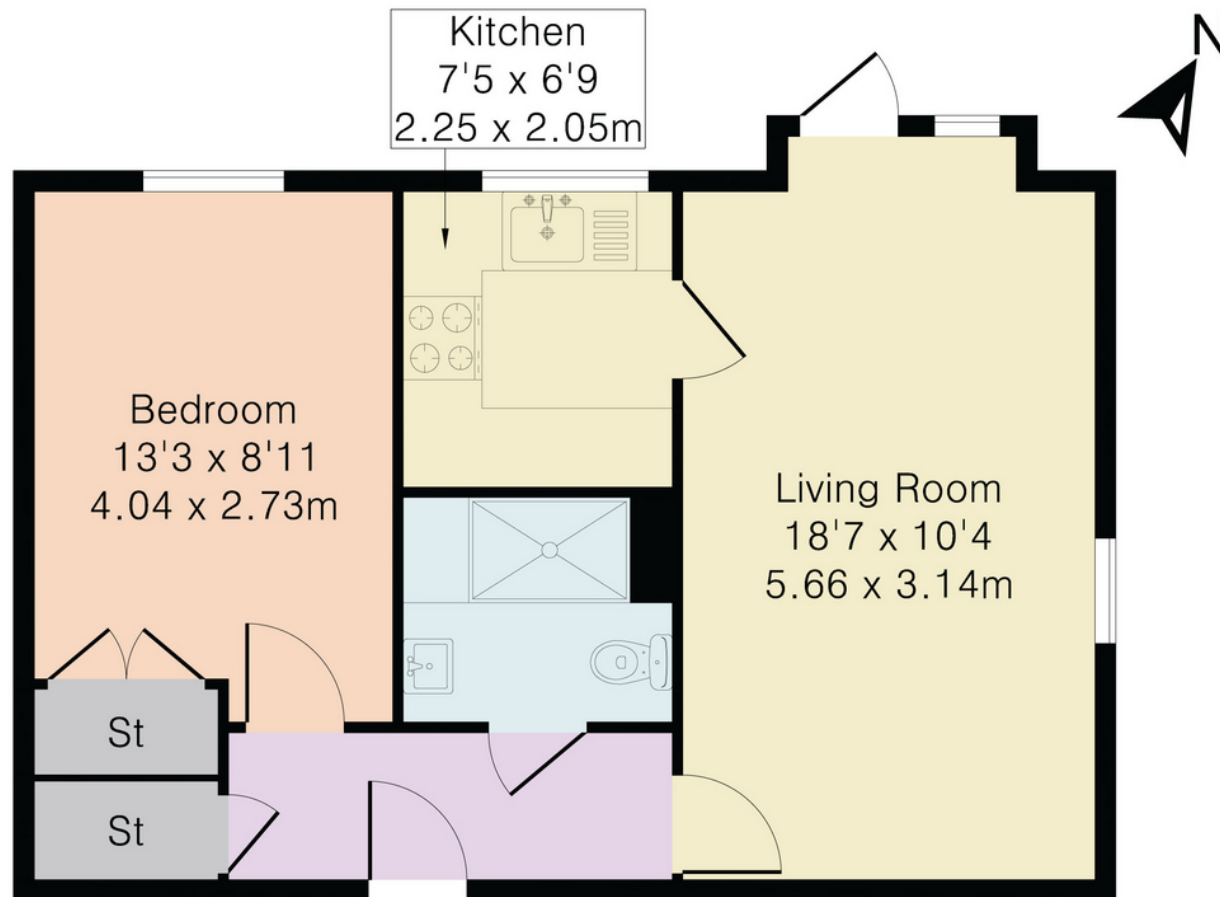
## Key Features

- Ground Floor Apartment
- Private Access Point
- Purpose Built in 2008 for over 55s
- Non-resident management staff (part time) and Careline alarm service
- Lift, Lounge, Guest facilities, Garden, kitchen
- Whole site accessible by wheelchair.
- Walking distance to local shops and amenities
- Regular Social activities
- Council Tax Band: C, EPC Rating C

## 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 miles.

## Approximate Gross Internal Area 464 sq ft - 43 sq m



Ground Floor

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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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