

GREEN &
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22 Willow Grange

Limborough Road Wantage Oxfordshire OX12 9RB



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Description

Purpose built spacious first floor one bedroom apartment for the over 55s, set in this attractive development. Situated a short walk from the Market Place and a range of wonderful amenities. Benefits include a daily house manager, lift to all floors, communal lounge and gardens as well as a guest suite for visitors. The apartment has a secure entry phone system as well as a lift to all floors. A gated car park is available, offered on a first come first serve basis along with well kept communal grounds. Lease length 125 years from April 1st 2007, current service charge £3054.40 collected bi-annually. Ground rent £250 per annum also collected bi-annually, reviewed every 20 years and increases in line with RPI, next review due 2027.

Accommodation

The property comprises an entrance hall, generous sitting/dining room with doors leading to the balcony as well access to the separate fully fitted kitchen. Double bedroom which also houses built in wardrobes. The bathroom has had the bath replaced with a walk-in shower.

Location

One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly 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 the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good primary schools locally, including Charlton and Wantage CofE with Ofsted rated outstanding Stockham Primary School and Wantage Primary Academy completing the educational provision within the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.

33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

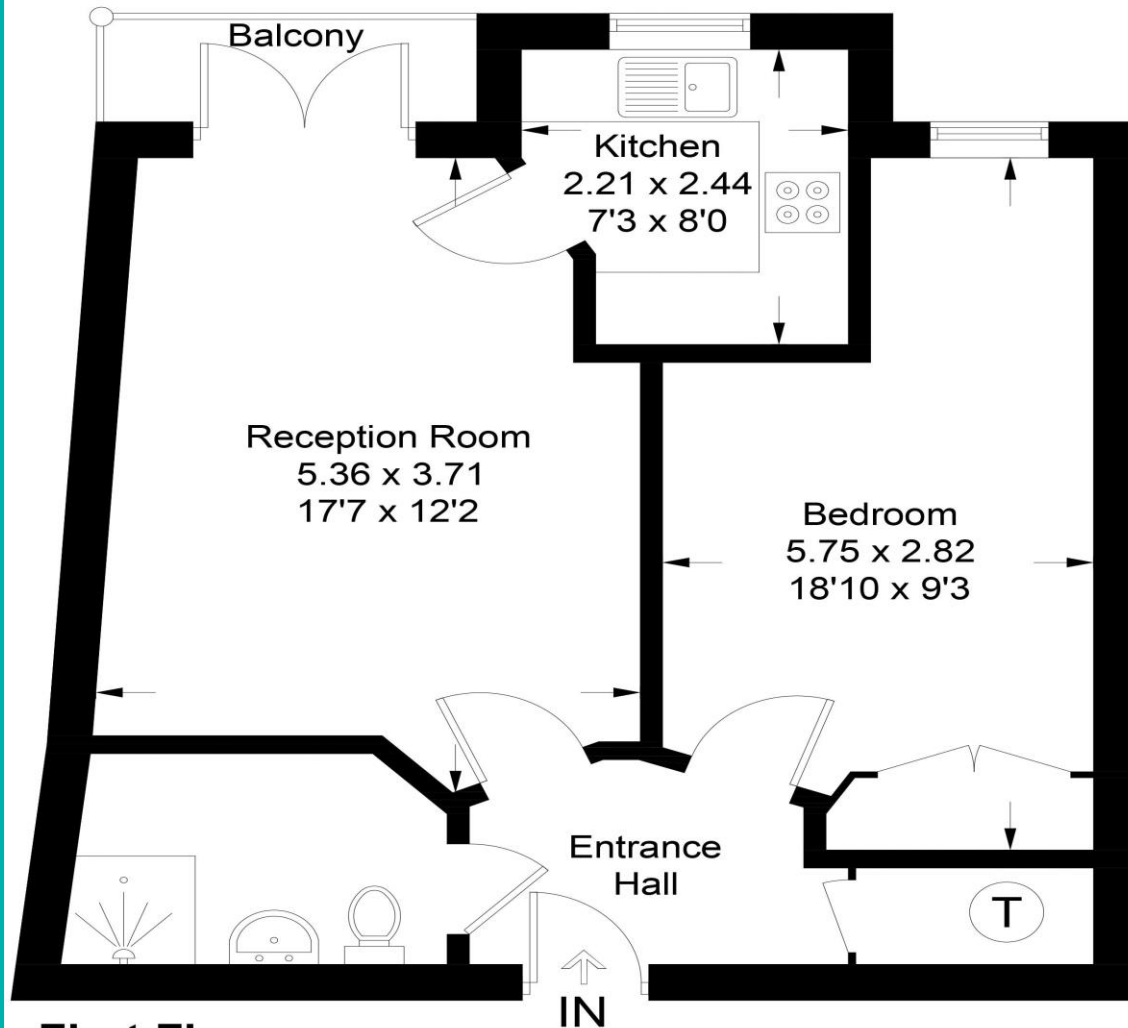




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Approximate Gross Internal Area = 46.9 sq m / 505 sq ft



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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.
floorplansUsketch.com © (ID985452)

What3Words

w3w.co/liberty.downcast.candy.

Tenure

Leasehold.

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EER

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Council Tax Band

B.

Other Material Information.

Apartment block is situated near Letcombe Brook.



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