

GREEN &  
CO

£120,000

21 Betjeman Court Portway  
Wantage Oxfordshire OX12 9BW





**GREEN & CO**

## Description

Offered for sale with no onward chain this top floor lifestyle apartment for is conveniently located within the town, situated only short walk from the historic Market Place. Recently redecorated and with new carpets throughout this smart one-bedroom property features sitting room, fitted kitchen with integral appliances, larger than average bedroom with built in storage and fully tiled shower room. Other features include communal entrance via security door, communal residents' hall with lifts to all floors, communal laundry room and well-tended communal gardens. There are 8 unallocated parking spaces available for residents.

## 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. 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.

## what3words

[w3w.co/vegans.adopting.freely](https://www.what3words.com/w3w.co/vegans.adopting.freely).



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





### **Tenure**

Leasehold. Length of Lease 125 years, first granted 2005.

### **Estate Service Charge**

£3892.84 per annum as of September 2023.

### **Ground Rent**

£395.00 per annum as of January 2024.

### **Utilities**

All mains services connected with the exception of gas.



### **Ofcom**

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

### **Heating Type**

Electric heating.





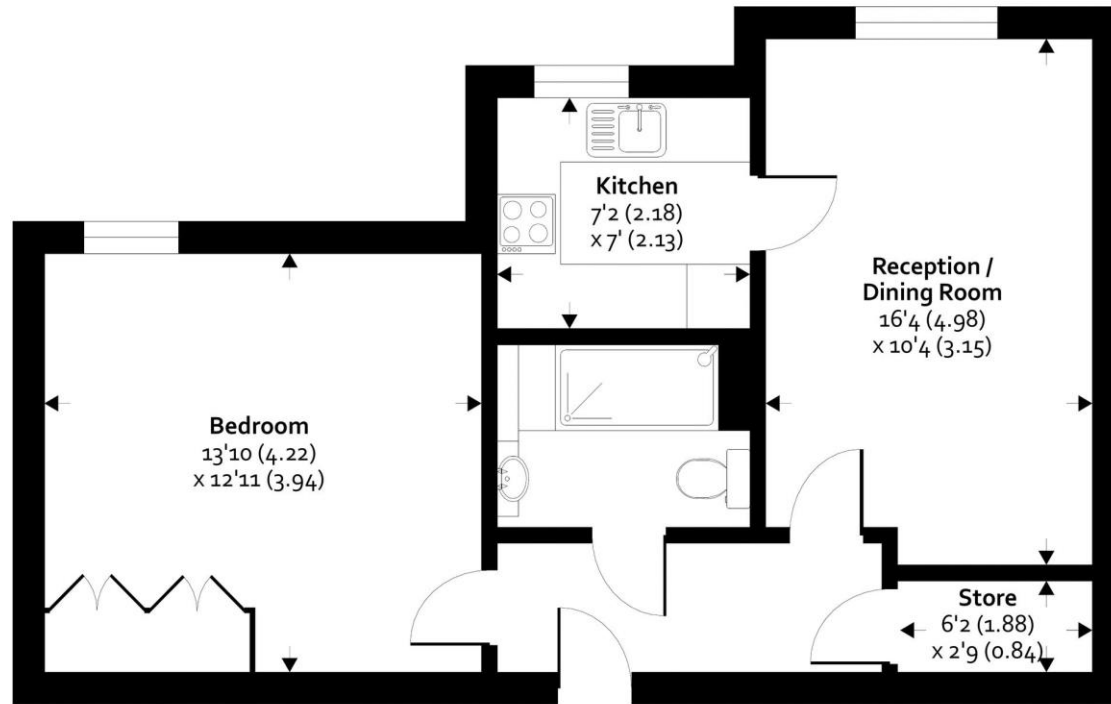
A photograph of a lush garden. In the foreground, a green lawn is visible with a small grey square object. To the left, there is a wooden fence and several bushes, including one with red flowers. In the middle ground, there are more plants and a path leading towards a brick building on the right. The sky is blue with white clouds.

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## Flat 21, Betjeman Court, Portway, Wantage, OX12 9BW

Approximate Area = 541 sq ft / 50.2 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Green & Co. REF: 1203465



EER

D.

Council Tax Band

B.

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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](http://www.greenand.co.uk/primary-policy-and-notice).