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## Description

Purpose built ground 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 including Waitrose and Sainsbury's the development benefits from 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 and a gated car park where parking is offered on a first come first serve basis along with well kept communal grounds. Offered for sale with the added benefit of no onward chain.

## 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/liberty.downcast.candy](https://w3w.co/liberty.downcast.candy).

### Tenure

Leasehold first granted 125 years from 1st April 2007.

### Service Charge

£3148.48 as of March 2025.

### Ground Rent

£250 per annum review in March 2027 which will be based on the rate of inflation over the 20 year period.

### 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.







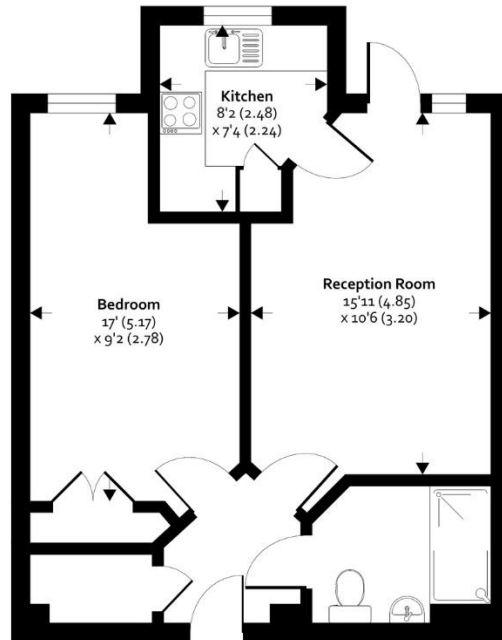


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### 3 Willow Grange, Limborough Road, Wantage, OX12 9RB

Approximate Area = 479 sq ft / 44.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Green & Co. REF: 1247717

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## Utilities

With the exception of Gas all main services are connected.

## Heating Type

Electric heating.

## EER

C.

## Council Tax Band

B.

## Other Material Information

We have used library pictures for the external shots. The retirement estate borders Letcombe Brook.

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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).