

GREEN & CO





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Description

Located just a short walk from the town centre, this superb two double bedroom ground-floor apartment offers spacious and well-presented accommodation with the added benefit of its own private entrance. The property features a generous entrance hall, a separate fitted kitchen, and a bright and airy sitting room with double doors leading out to a private patio – ideal for enjoying a morning coffee or relaxing outdoors. The master bedroom includes an en-suite shower room, while a second double bedroom and a modern family bathroom complete the accommodation. Further benefits include gas-fired central heating, double glazing, and an allocated parking space located just outside the property. Offered to the market with no onward chain, this apartment is ideal for first-time buyers, downsizers, or investors seeking a well-located, low-maintenance home.

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.

what3words

[w3w.co/joined.advancing.peg](https://www.what3words.co/joined.advancing.peg)



Tenure

Leasehold. 155 years from 01/01/2003

Estate Service Charge

Half yearly service charge as per 26/05/25 reference 133901112801 £547.00

Ground Rent

£225.00 reviewed every 25 years. Next review 2028.

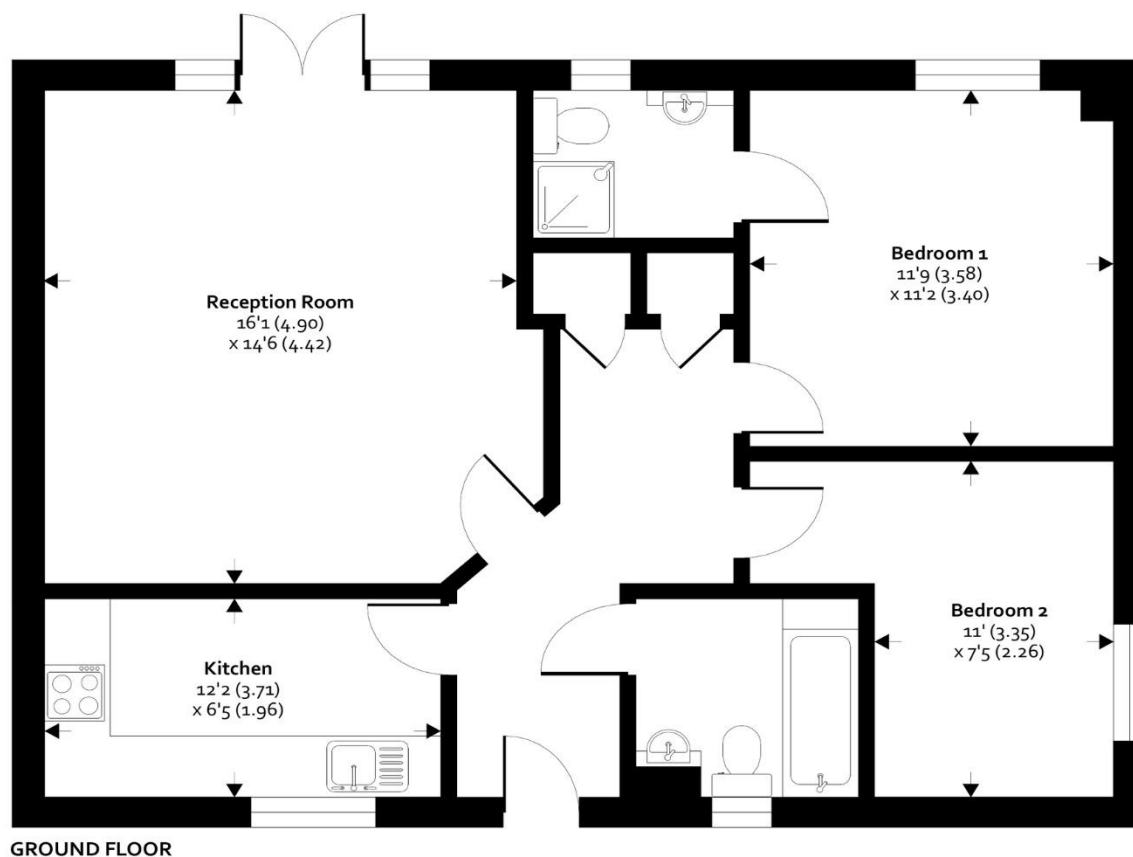




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Canal House, Smiths Wharf, Wantage, OX12 9GY

Approximate Area = 760 sq ft / 70.6 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: 1301975



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.

Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

EER

C.

Council Tax Band

C.

33 Market Place, Wantage, Oxon, OX12 8AL

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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

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