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## Description

Stunning new lifestyle complex for the over 55s conveniently located for Wantage town centre and local amenities, with Doctors' Surgery and bus stop nearby. Each individual property provides peace of mind and enjoys access to excellent communal facilities including Estate Manager, Wellness Suite, Guest Suite, Residents Lounge, Exclusive Terraces and The Rivas "car club". With a 299-year lease (first grant 2023) there is no ground rent and the service charge includes most household utility bills (not contents insurance, telephone or broadband), leaving residents to concentrate on living the life they wish in an enviable environment. Service charge is £7164.00 per annum - payable quarterly in advance.

## 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/civil.exact.reassured](https://w3w.co/civil.exact.reassured).

### Sat Nav

OX12 7BY.

### PEA

B.

### Council Tax Band

New build - rates not released by Vale of White Horse District Council.

### Tenure

Leasehold.

### Lease

299 years, first grant 2023.

### Ground Rent

Zero ground rent.

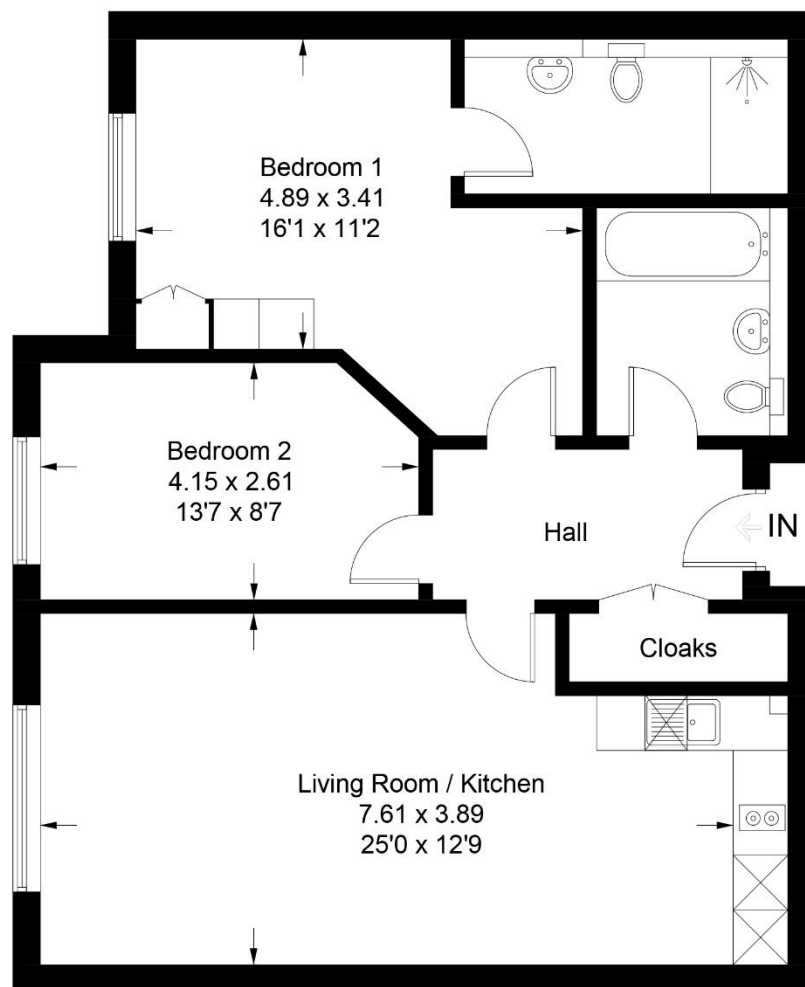




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## Apartment 38 The Rivus

Approximate Gross Internal Area = 74.5 sq m / 802 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.  
Fourlabs.co © (ID1251945)

### Service Charge

Service charge £4,650 per property. Total charge payable £7,300 per property.  
\*Residents at The Rivus do not pay separate utility bills for their property.

### Agent's Note

Library images.

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Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in any way without our written consent.

**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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