

GREEN &  
CO

£135,000

28 Willow Grange

Limborough Road Wantage Oxfordshire OX12 9RB



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## Description

Purpose built second floor one bedroom apartment for the over 55s with stunning views 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. Overlooking the communal grounds, Letcombe Brook and Wantage rooftops this super apartment enjoys a sunny double aspect.

## 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.

### **Lease**

125 years from 1st April 2007

### **Service Charge**

£3054.40 per annum as of October 2023.

### **Ground Rent**

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

### **Utilities**

All mains services connected with the exception of gas.

### **Heating Type**

Electric heating.

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

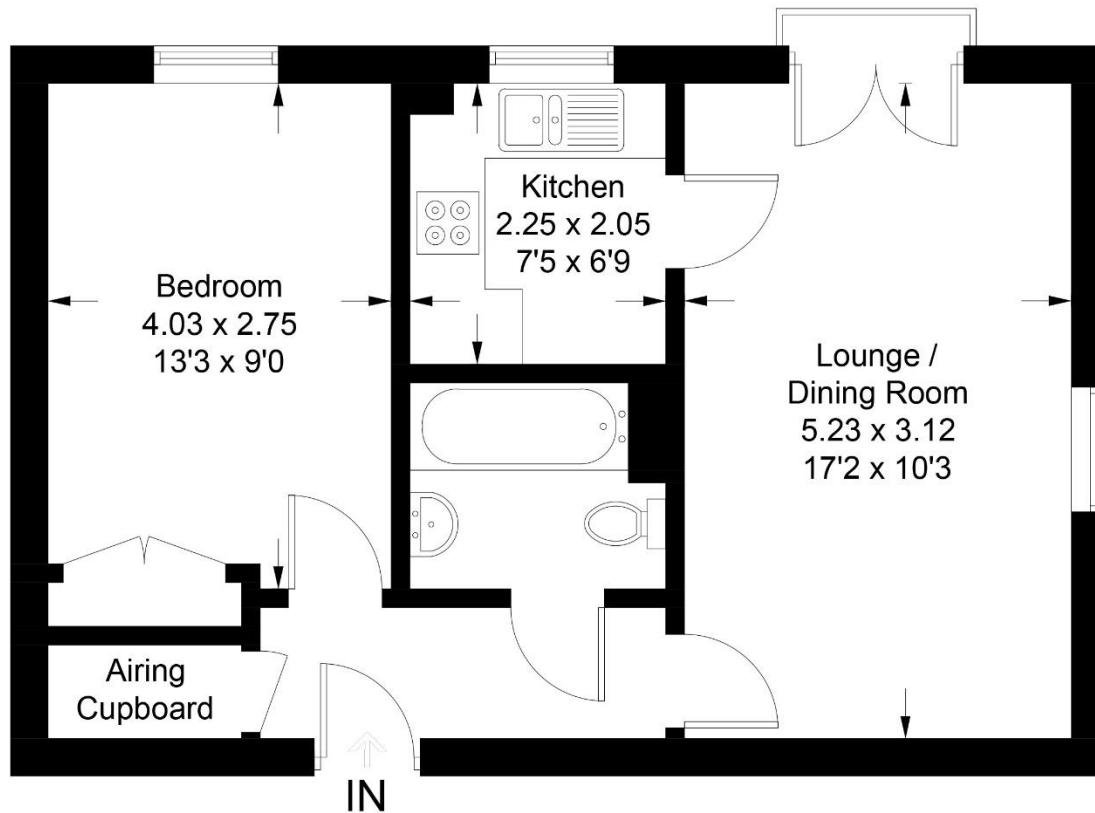




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Approximate Gross Internal Area = 43.4 sq m / 467 sq ft



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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 © (ID1051260)

## 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.

## EER

C.

## 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

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