



5 Balcombe Court
Wantage, OX12 9GR
£950 Per Month

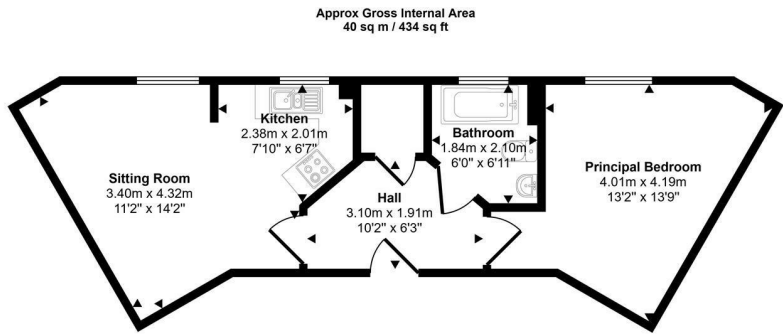
5 Balcombe Court, Wantage, OX12 9GR

WANTAGE
Didcot Parkway c.8.9 miles Abingdon c.9.3 miles

Set in a popular residential development this modern one bedroom, first floor apartment is perfectly situated for access to all the towns amenities. A pleasant outlook over the brook and just a few minutes walk from major shops and the centre of town. Boasting one double bedroom, bathroom with shower over bath, bright and open living area and fully equipped contemporary kitchen. The property further benefits from allocated parking and use of the developments communal gardens.

Double Bedroom - Sitting Room - Fitted Kitchen - Bathroom - Hall.
Allocated Parking Space - Electric Heating - Double Glazing - Entryphone

Council Tax Band B £1894.54 2025/2026



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- First Floor One Bedroom Apartment overlooking Letcombe Brook
- Quiet Residential Area within a short walk of shops and the town centre.
- Fitted Kitchen
- Sitting Room
- Bathroom with shower over the bath
- Allocated Parking Space
- Entryphone System
- Council Tax Band B
- Modern Electric Heating - EPC B (83)
- AVAILABLE EARLY JULY 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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