



DOUGLAS & SIMMONS



Willow Grange, Limborough Road,
Wantage, Oxfordshire

16, Willow Grange Limborough Road, Wantage, Oxfordshire, OX12 9RB

Guide Price £135,000 Leasehold

A well appointed first floor retirement apartment situated in this popular development conveniently situated for local shops and amenities, adjoining the Willow Walk Nature Reserve and Letcombe Brook to the rear. The property is specifically geared for those of 55 years and over.

- Warden assisted • Landscaped communal gardens adjoining the Willow Walk Nature Reserve • Balcony • End of chain • Residents lounge and guest suite • Refitted shower room • Town centre location near to shops and amenities • Secure parking • Entry phone system • Economy 7 heating



LOCATION

Award winning Wantage is an attractive market town, well deserved former winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

A well appointed first floor retirement apartment situated in this popular development conveniently situated for local shops and amenities, adjoining the Willow Walk Nature Reserve and Letcombe Brook to the rear. The property is specifically geared for those of 55 years and over.

This well appointed one bedroom first floor apartment benefits from an entrance hall with built in cupboards, fitted kitchen with integrated oven, hob and extractor (space for fridge-freezer), double bedroom with wardrobe, good sized sitting room/dining room with a delightful balcony and a refitted shower room. Further benefits include a secure entry phone system and a lift to all floors, as well as a residents' guest lounge and guest suite for all those with relatives wishing to visit overnight.

Willow Grange is situated within well kept landscaped grounds where there is also secure gated parking (accessed using a code) to the rear of the development for resident's use and within close distance to Sainsbury's and the town.

Energy efficiency rating B.

SERVICES

All mains services connected except gas. Modern electric heating.

FLOOR AREA

479.00 sq ft

Vale of White Horse District Council

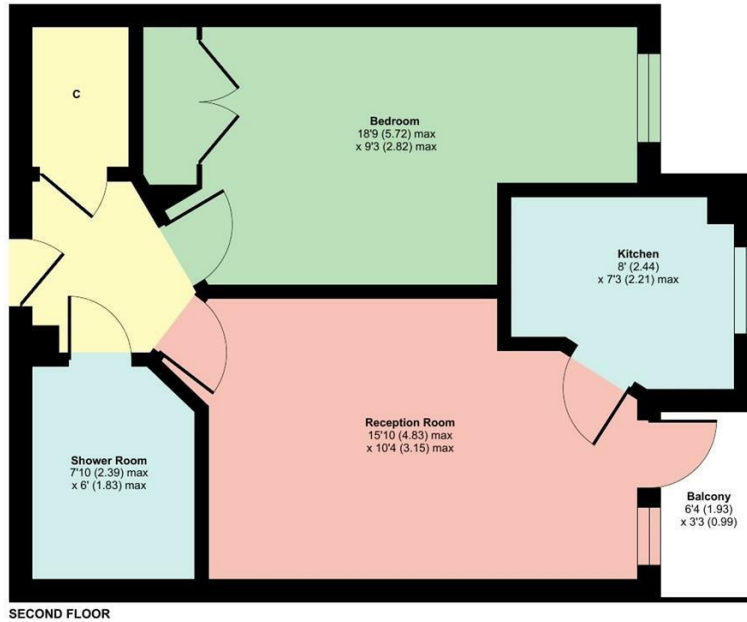
COUNCIL TAX BAND B



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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Douglas and Simmons Ltd. REF: 1039176

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
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5. All measurements are approximate. **GRD/rd Willow Grange.10.2023**

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 9RB

Sat Nav to OX12 9RB Leave Wantage town centre via Wallingford Street and at the roundabout turn left onto Seesen Way. Proceed through the traffic lights and at the roundabout by Sainsburys petrol station turn left onto Limborough Road and then immediately right into Willow Grange.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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