



DOUGLAS & SIMMONS



32 Willow Grange, Limborough Road,
Wantage, Oxfordshire

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

Guide Price £249,950 Leasehold

A rare 2 bedroom retirement apartment conveniently situated for local shops and amenities. The property is specifically geared for those of 55 years and over.

- End of Chain • Balcony • Town centre location • Rare 2 bedroom apartment • Resident lounge • Communal Gardens • Warden Assisted • Secure car park



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 rarely available two bedroom apartment, being one of only eight, in this convenient and sought after town centre development for the over 55 years. Major features of note to include two good sized bedrooms, a large sitting room with a separate dining area as well as a modern fitted kitchen and bathroom suite. The apartment also benefits from a private balcony and double glazing and further benefits from a telephone entry system, 24hr emergency care line, resident's house manager, a lift to all floors, a communal residents lounge and kitchen for entertaining and socialising as well as a communal guest suite. Willow Grange has a gated security coded parking area and is set in landscaped communal grounds adjacent to the Willow Walk nature reserve

Energy efficiency rating B.

SERVICES

All mains services connected except gas. Modern electric heating.

Management Charges

£150 ground rent every 6 months, payable in April & October

£1909 service charge every 6 months, payable in May & November

FLOOR AREA

720.00 sq ft

Vale of White Horse District Council

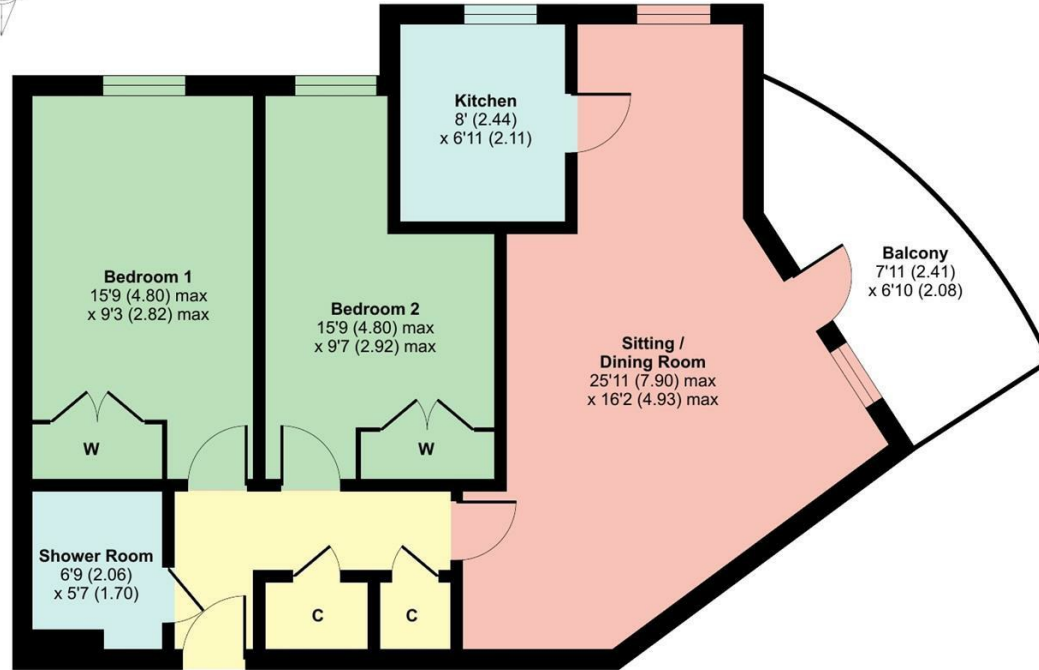
COUNCIL TAX BAND C



Limborough Road, Wantage, OX12 9RB

Approximate Area = 776 sq ft / 72.1 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Douglas and Simmons Ltd. REF: 1202475

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(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	

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

what3words:///cries.drilled.trifling

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.

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- All measurements are approximate.

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

www.the-londonoffice.co.uk
40 ST JAMES'S PLACE SW1



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

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