

GREEN &
CO

£215,000 17 Eagles Close, Wantage, Oxfordshire, OX12 8DS, UK

Leasehold



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£215,000 Eagles Close, Wantage

Council Tax Band C

A modern and immaculately presented two double bedroom first floor apartment, ideally situated just a short walk from the Market Place and its excellent range of shops, cafés and amenities. The property features a light and spacious open-plan sitting room with a Juliet balcony, complemented by a contemporary fitted kitchen with integrated appliances. There are two generous double bedrooms, including a master bedroom with fitted wardrobes, together with a stylishly appointed shower room. Further benefits include a secure entry system, excellent storage with a full-length hallway cupboard, and access to the loft space. Outside, the property enjoys well-maintained communal gardens and an allocated parking space, making it an ideal first-time purchase or investment purchase

what3words. [w3w.co/wage.amber.lingering](https://www.what3words.com/w3w.co/wage.amber.lingering)

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Leasehold. 125 years from Feb 2014

Service Charge. £1144.11 2025 with reserve fund.

Ground Rent with Review Period. £150.00 pa, reviewed every 25 years, next review 2039, doubling every 25 years thereafter.

Location. Wantage is a welcoming, well-connected Market Town that combines modern convenience with a strong sense of community, making it ideal for families looking to put down roots. Located in the beautiful Vale of the White Horse, the town



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



offers easy access to the A34, M40, M4, and nearby rail services via Didcot, Oxford, and Swindon. A lively Market Place, packed with a mix of familiar names and independent shops, sits alongside family-friendly cafés, restaurants, parks, and community events. Surrounded by stunning countryside, from National Landscape (formerly AONB) and the Ridgeway to nearby White Horse Hill, Wantage offers space to explore, play, and grow. It's a Town where heritage, safety, and community spirit come together, making everyday family life feel both easy and inspiring. Families benefit from an excellent local education network. King Alfred's Academy leads secondary provision as part of the Cambrian Learning Trust, working closely with respected local primaries, including Charlton, Wantage CofE, and those not in the Trust at Stockham Primary School, and Wantage Primary Academy.

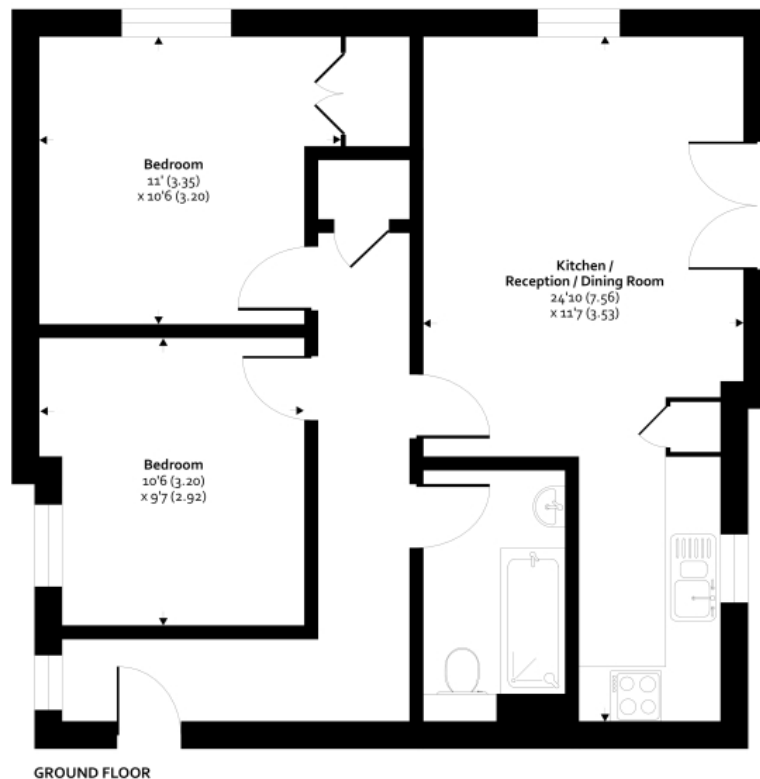




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Approximate Area = 623 sq ft / 57.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Green & Co. REF: 1055232



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

The logo for Green & Co. features the word "GREEN" in a large, white, serif font, followed by "& CO" in a smaller, white, sans-serif font. The logo is set against a dark green rectangular background.

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Harry Goodman
01235 773 404



James Goodman
01235 773 401



Kevin Flanagan
01235 773 403

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