

GREEN &  
CO



£175,000 19 Willow Grange, Wantage, Oxfordshire, OX12 9RB, UK

Leasehold

## £175,000 Willow Grange, Wantage

Council Tax Band C

A light and airy first-floor two-double-bedroom apartment offers generous accommodation with a large living/dining room, kitchen, bathroom, ample storage, and a private balcony. Offered for sale with vacant possession and no onward chain, this is specifically designed for retirement living and available to the over-55s. The complex combines privacy with a strong sense of community. Residents benefit from welcoming communal areas where neighbours can socialise, relax, and take part in organised activities, helping to create a friendly and supportive atmosphere. Landscaped gardens and pleasant outdoor spaces provide ideal spots to enjoy fresh air or spend time with visiting family and friends. Willow Grange is conveniently situated close to Wantage's town centre, giving residents easy access to local shops, cafés, healthcare services, and transport links. This location allows residents to remain connected to the wider community while enjoying the comfort and reassurance of purpose-built retirement accommodation.

Utilities. All main services are connected excluding gas.

Heating Type. Electric heating.

Service Charge, Leasehold and Ground Rent with Review Period. 125 year lease from 1 April 2007. Ground Rent is £300.00 per annum with next review date due in 2027, with a review every subsequent 20 years. Annual Service Charge for 2025/2026 is £4,103.98.

what3words. [w3w.co/suppose.perform.universal](https://www.what3words.com/suppose.perform.universal).

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 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.



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## 19 Willow Grange

Approximate Gross Internal Area = 71 sq m / 764 sq ft

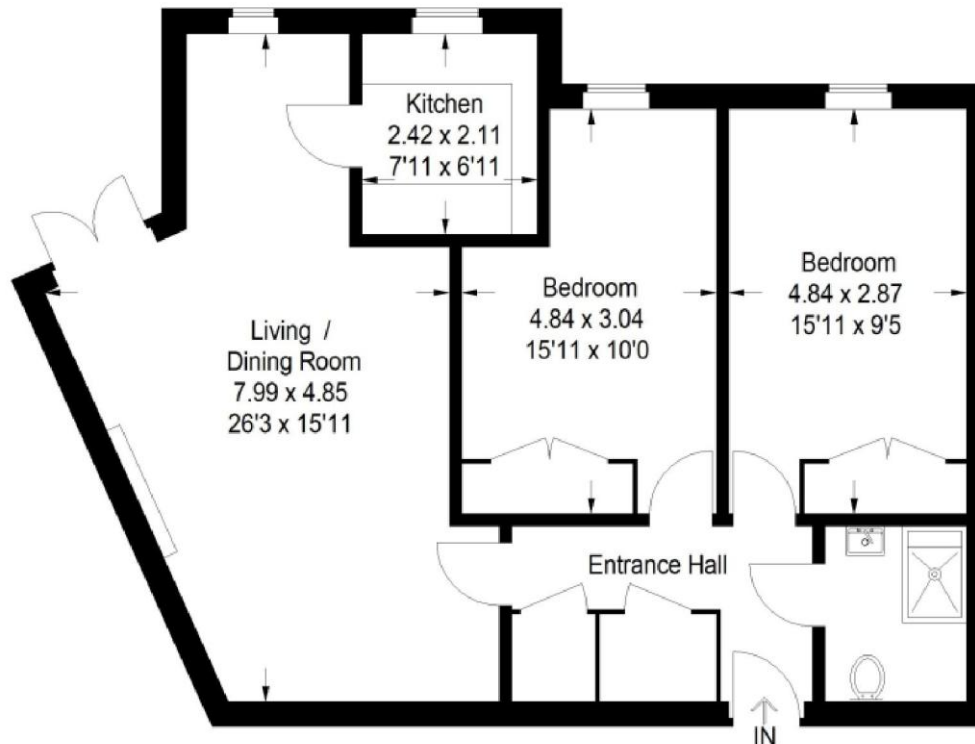


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID739955)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 86 B      |
| 69-80 | 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. is displayed in white serif font on a dark green rectangular background. The word 'GREEN' is in a larger font size than '& CO'.

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