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£237,500 1 Seymour Crescent, Wantage, Oxfordshire, OX12 7GT, UK

Leasehold



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Set within the sought-after Kingsgrove development to the east of Wantage, this recently purpose-built two-bedroom ground-floor apartment offers a perfect blend of contemporary living and effortless convenience. Light and airy throughout, the home is designed with modern comfort in mind, featuring double-glazed windows and gas-fired central heating to radiators, ensuring a warm and welcoming environment all year round. The apartment enjoys the added luxury of its own private patio, ideal for relaxing or entertaining, and benefits from an allocated parking space directly to the front alongside its own private entrance for ease and convenience. Thoughtfully positioned close to local amenities, it offers both a peaceful retreat and easy access to everything the area has to offer. With its fresh, modern finishes and practical layout, this delightful apartment represents an ideal opportunity for first-time buyers, downsizers, or anyone seeking a stylish, low-maintenance home in a highly sought-after location.

**Location** Once a winner of the Great British High Street award and recognised by The Sunday Times as an often-overlooked gem of Oxfordshire destined to become a thriving hub, Wantage is ideally located in the Vale of the White Horse. The town offers excellent transport links, with the A338 providing easy access to the A34, M40, M4, and rail services from Oxford, Didcot, and Swindon. A picturesque Market Town with deep historical roots dating back to the time of Alfred the Great, Wantage boasts a vibrant mix of high street and independent retailers, along with a wealth of bars, restaurants, and cafes that contribute to its thriving community atmosphere. King Alfred's Academy provides secondary education and is part of the Cambrian Learning Trust, collaborating with local primary schools, including Charlton, Wantage CofE, Stockham Primary School and Wantage Primary Academy. With easy access to the stunning surrounding countryside, including the ancient Ridgeway and White Horse Hill,





Wantage offers the perfect blend of semi-urban living and rural beauty.

what3words [w3w.co/grips.pays.vans](https://w3w.co/grips.pays.vans).

Tenure Leasehold. 125 years from 01/01/2022. Service charge for 2025 was £1,590.67. Peppercorn ground rent.

Ofcom For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities All mains services are connected.

Heating Type Gas-fired central heating to radiators.

Material Information This property is part of the larger ongoing Kingsgrove development.

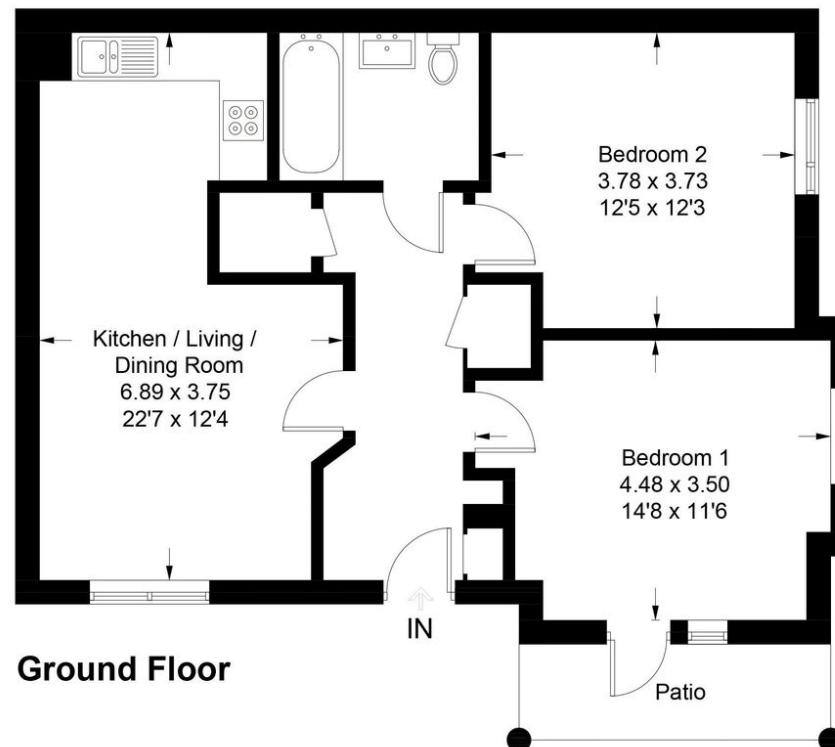




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Approximate Gross Internal Area = 67.8 sq m / 730 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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