



GREEN & CO

£210,000 25 Kings Wharf Mill Street, Wantage, Oxfordshire, OX12 9NZ, UK

Leasehold

Kings Wharf
Apartment No's
24 - 33

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£210,000 Kings Wharf, Wantage

Council Tax Band B

Conveniently situated just a short walk from the centre of Wantage, this ground-floor apartment in the popular Kings Wharf development combines a prime location with flexible living space. The property can be accessed either via the communal entrance or through its private patio, where large French doors open directly into the heart of the home. Here, an open-plan kitchen, with white goods available to be included in the sale, flows seamlessly into a spacious living/dining area, creating an ideal space for both everyday living and entertaining. The accommodation further comprises two generous double bedrooms, including a principal bedroom with an ensuite shower room, alongside a separate main bathroom serving the second bedroom and guests. Offered to the market with no onward chain, the property also benefits from allocated parking, a valuable and often uncommon feature for homes so close to the town centre. Overall, this apartment presents an excellent opportunity for investors, downsizers, and first-time buyers alike.

what3words. [w3w.co/took.hushed.garlic](https://www.w3w.co/took.hushed.garlic).

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to Radiators.

Leasehold. 155 years from 25/03/2007.

Service Charge. Service Charge of £1640.86 per annum as of 25/02/2026. Ground



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



Rent. Ground Rent is currently due every 6 months at a cost of £149.50. From our experience, it is likely that a Deed of Variation would be required for this purchase.

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. 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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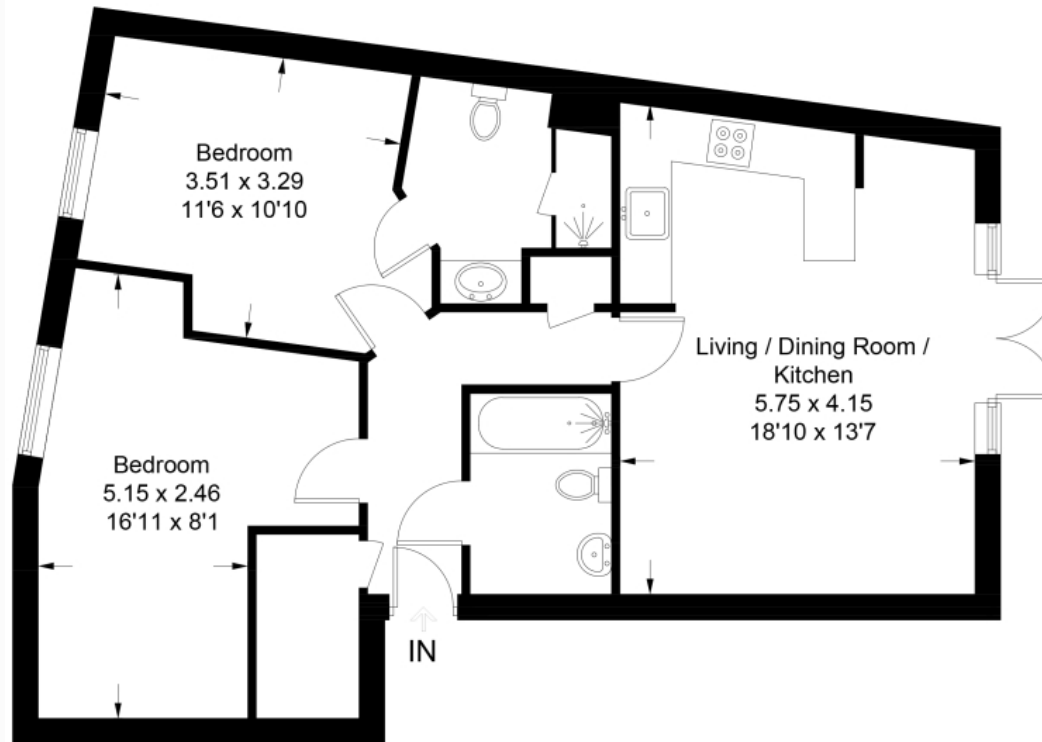




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Approximate Gross Internal Area = 68.2 sq m / 734 sq ft



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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>.

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