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£225,000 12 Squires House, Smiths Wharf, Wantage, OX12 9GX, UK

Leasehold



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Beautifully presented and generously proportioned, this first-floor apartment is set within this popular residential area, just a short stroll from the town centre and its amenities. The property opens into a welcoming entrance hall, leading through to a bright and spacious sitting/dining room, enhanced by a Juliette balcony that allows for plenty of natural light. The modern fitted kitchen is well-appointed, offering both style and practicality. The accommodation further comprises a good-sized master bedroom complete with an ensuite shower room, a second comfortable double bedroom, and a contemporary family bathroom. Additional benefits include gas-fired central heating and an allocated parking space.

what3words. [w3w.co/prefect.height.greeting](https://www.what3words.com/prefect.height.greeting).

Utilities. All mains services connected.

Heating Type. Gas-fired central heating to radiators.

Leasehold, Service Charge and Ground Rent with Review Period. 155 years from 27.08.2004. Service charge is £2042.64 per annum as of April 2026. Ground rent is payable at £225.00 per annum with a review period of every 25 years from the beginning of the lease.

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





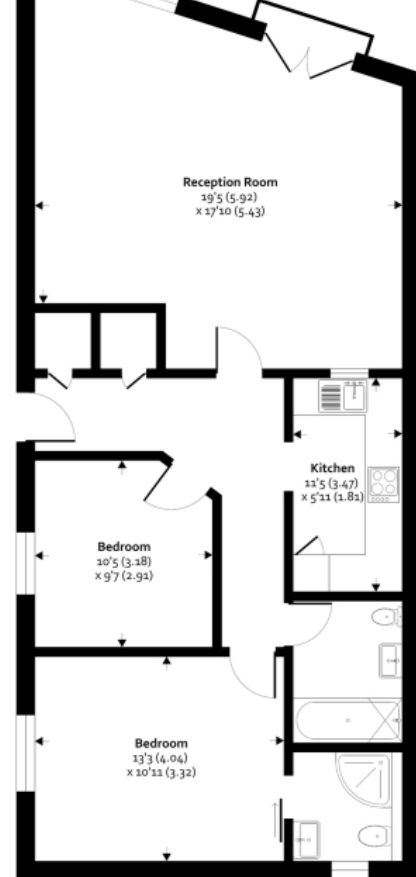
historical roots dating back to the time of Alfred the Great, Wantage boasts a vibrant mix of high street and independent retailers, along with a wealth of bars, restaurants, and cafes that contribute to its thriving community atmosphere. King Alfred's Academy provides secondary education and is part 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. Other Material Information. From our experience, a Deed of Variation is likely to be required to address the Ground Rent review.





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12 Squires House, Smiths Wharf, Wantage, OX12 9GX Approximate Area = 868 sq ft / 80.6 sq m For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Green & Co. REF: 1430568

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 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 background of the top half of the page is a photograph of a three-story red brick building with a brown tiled roof and two chimneys. The building has several white-framed windows, some of which have security bars. To the right, a portion of another building with a sign for 'Campbell's Opt' is visible. In the top left corner, there is a dark green rectangular box containing the 'GREEN & CO' logo in white serif font.

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