

GREEN &
CO

£225,000 9 Little Lane, Wantage, Oxfordshire, OX12 8FY, UK

Leasehold



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£225,000 Little Lane, Wantage

Council Tax Band C

Situated just a stone's throw from Wantage Market Place, this well-presented two-bedroom, first-floor apartment, built in 2017, offers modern living combined with the convenience of being just a short stroll from Wantage's historic town centre. The accommodation comprises two double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A separate main bathroom serves the second bedroom, while the hallway provides ample storage. At the heart of the apartment is an inviting open-plan kitchen, dining and living space. The modern fitted kitchen flows seamlessly into the lounge and dining area, where double doors open onto a private balcony, creating a bright and inviting space for both relaxing and entertaining. Further benefits include an allocated parking space conveniently positioned within sight of the apartment.

what3words. [w3w.co/folk.puzzles.forgotten](https://www.what3words.com/w3w.co/folk.puzzles.forgotten).

Utilities. All mains services are connected, with the exception of gas. Heating Type. Electric central heating.

Leasehold. 125 years from and including the 1st April 2017.

Service Charge. £706.53 paid every 6 months, as of 5th May 2026.

Ground Rent with Review Period. £200.00 per annum from commencement of the lease on 1st April 2017. The ground rent is reviewed every five years on an upwards-only basis, in line with changes in the Retail Prices Index (RPI). The first review took place in 2022, with subsequent scheduled reviews every five years. The vendor informs us that their most recent annual payment was £240.26.



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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.

Other Material Information. From our experience, it is likely that a Deed of Variation will be required to purchase this property.

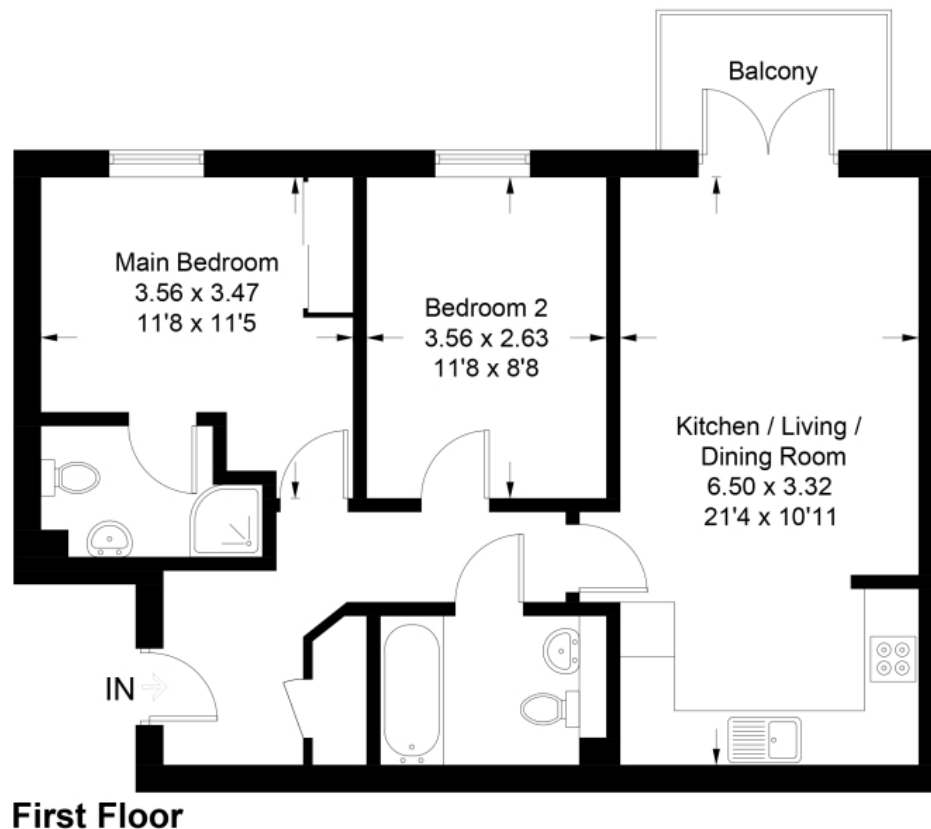




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Approximate Gross Internal Area = 60.3 sq m / 649 sq ft



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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		
69-80	C	79 C	79 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.

GREEN & CO



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