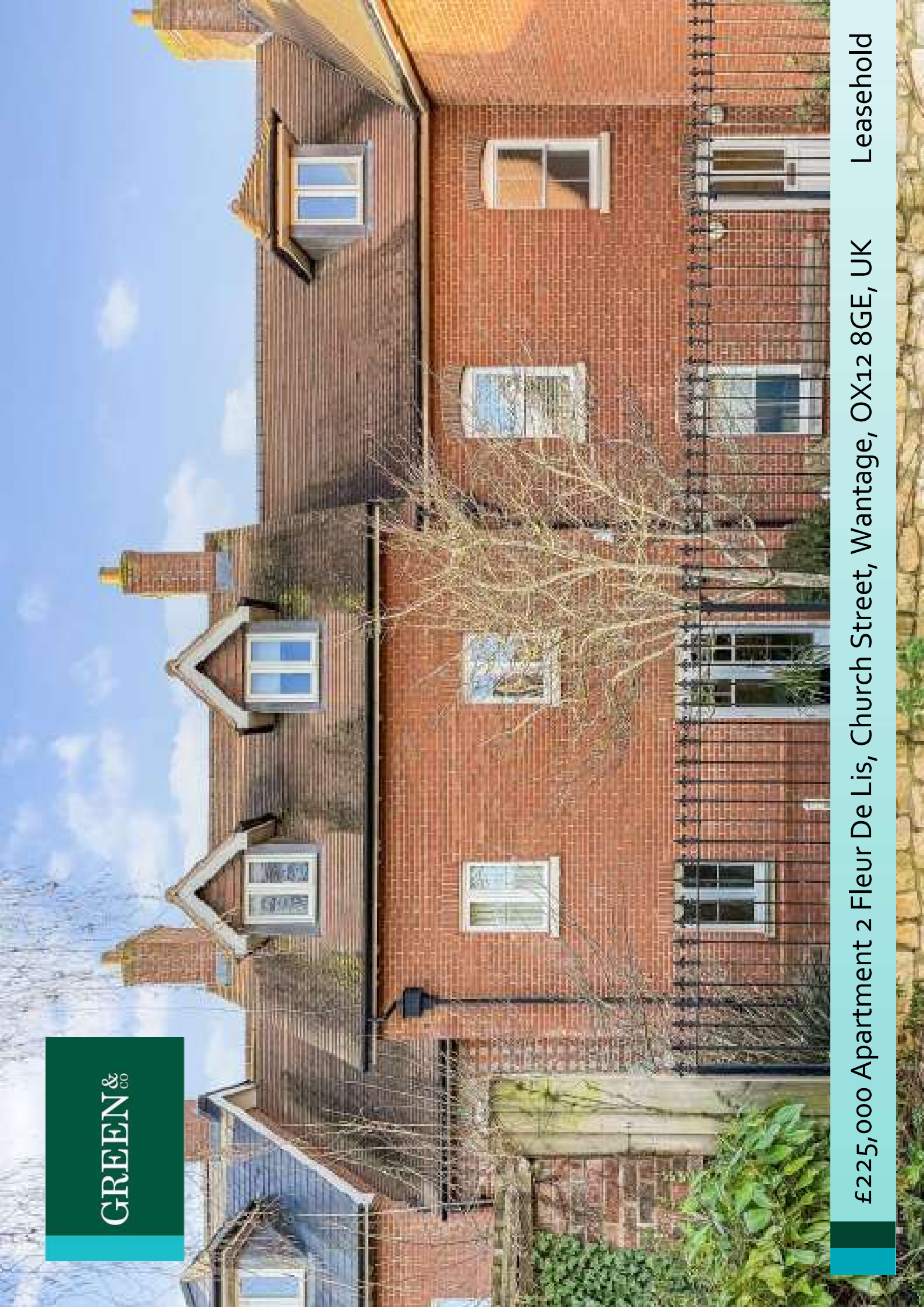


GREEN & CO

£225,000 Apartment 2 Fleur De Lis, Church Street, Wantage, OX12 8GE, UK

Leasehold

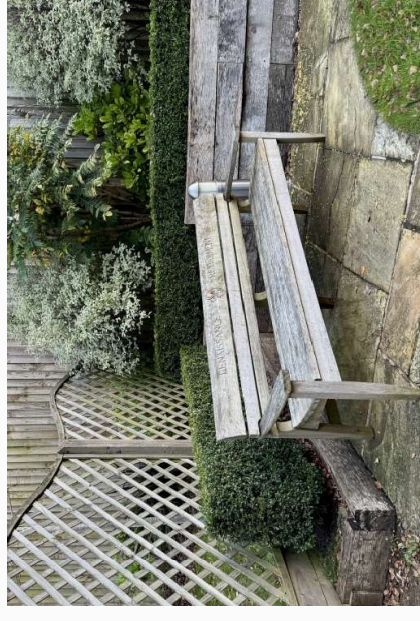
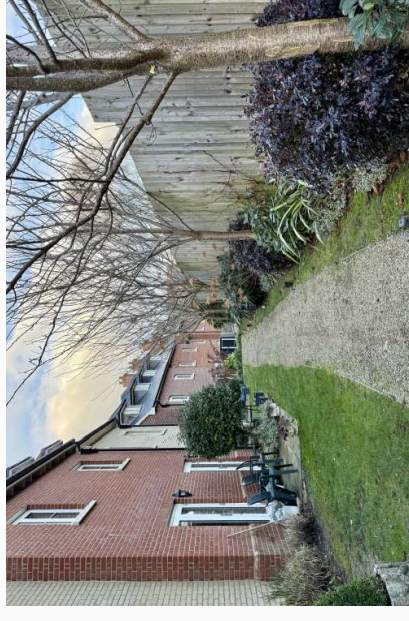




This stylish one-bedroom GROUND FLOOR apartment is located in the exclusive Fleur-de-Lis lifestyle development, ideally situated just off Wantage Market Place. Within a short, flat walk, you'll find the Museum, Waitrose, a bus stop with access to Oxford, Didcot, Swindon, and Abingdon, as well as all the other wonderful amenities that Wantage has to offer. Located on the ground floor with double doors out to a patio area, just a short walk from the main entrance, this beautifully appointed apartment offers sensible accommodation and overlooks the communal gardens and the hustle and bustle of the busy Wantage world passing by, which is sure to capture your heart. The kitchen is equipped with integrated appliances. Additional features include a main shower room and a spacious living room. Security and peace of mind are paramount, with a video entry system and secure access for residents via an electronic fob system. This is a superb apartment for those aged 60 and over, offering a wonderful living experience right in the heart of Wantage. The on-site amenities include an elegant owners' lounge with a kitchenette, making this a wonderful place to relax and enjoy, so you can deepen your relationships with neighbours, friends and family. French doors lead onto the communal gardens, where you will find a large patio area with outside furniture for all to enjoy. The gardens are beautifully maintained, and you'll find numerous places to sit and relax throughout this stunning development. A guest suite is available for visiting family and friends, and an on-site Lifehost is employed to add energy to the wonderful community.

what3words. [w3w.co/wing.life.superhero. Ofcom](https://www.ofcom.org.uk/). For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please refer to the Ofcom website.

Utilities. All mains services connected. The property doesn't have its own water and gas meters; gas is billed separately, and water is included in the service charge. Heating





Type. Gas-fired central heating to radiators.

Leasehold Service Charge and Ground Rent. Annual charge £4540.30, paid half yearly, as of December 2025. Annual Ground Rent charge £628.00, as of December 2025. Lease length 250 years from 1st February 2017, inclusive.

Location. One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. With easy access to the beautiful surrounding countryside, including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.

Other Material Information. Parking could be available on site by agreement and at £250 per annum. Water bills are included in the service charge.

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

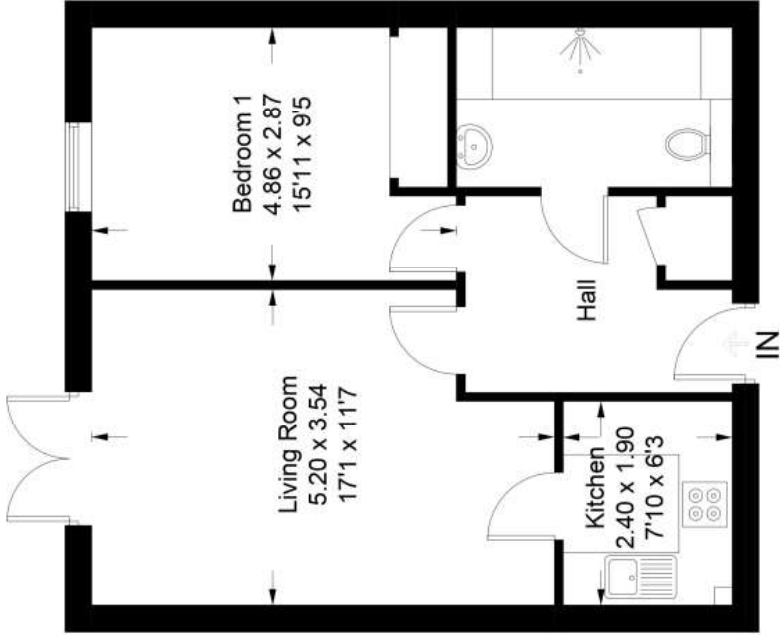


GREEN & CO



2 Fleur-de-Lis Church Street Wantage , OX12 9GE

Approximate Gross Internal Area = 47.2 sq m / 508 sq ft



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.
Fouriabs.co.uk (ID1264295)



Score	Energy rating	Current	Potential
92+	A	82 B	82 B
81-91	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

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.