GREEN & CO

£165,000 23 Angel Walk, Limborough Road, Wantage, OX12 9RF, UK

Leasehold

GREEN & CO

£165,000 Angel Walk, Wantage

Council Tax Band C

Situated just a stone's throw from Wantage Market Place, this well-maintained two-bedroom apartment enjoys a prime position with immediate access to a wide range of local shops, pubs, and cafés. The property features two well-proportioned double bedrooms and a spacious open-plan kitchen and living area designed to suit modern lifestyles. Large windows and a door, opening onto a private balcony, fill the space with natural light and create an inviting setting for entertaining, relaxing, or everyday living. The accommodation is complemented by two modern bathrooms, including an ensuite to the principal bedroom, while the second bathroom conveniently serves the second bedroom and visiting guests. Further benefits include a designated parking space, inclusion of all fixtures and fittings in the sale and the significant advantage of no onward chain, making the property an ideal purchase for those wishing to move to a prime location in the town centre.

what3words. w3w.co/sketch.promise.adjusting.

Utilities. All mains services are connected, with the exception of gas.

Heating Type. Electric storage heaters.

Leasehold. 125 years, less 7 days, from 7th May 2008.

Service Charge. £791.09 paid every quarter, as of March 2026.

The vendor has indicated that the Service Charge has been paid up until 31st December 2026. The vendor is also offering an incentive of a £3,000 contribution towards the 2027 Service Charge.

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

Ground Rent. £250.00 per annum.

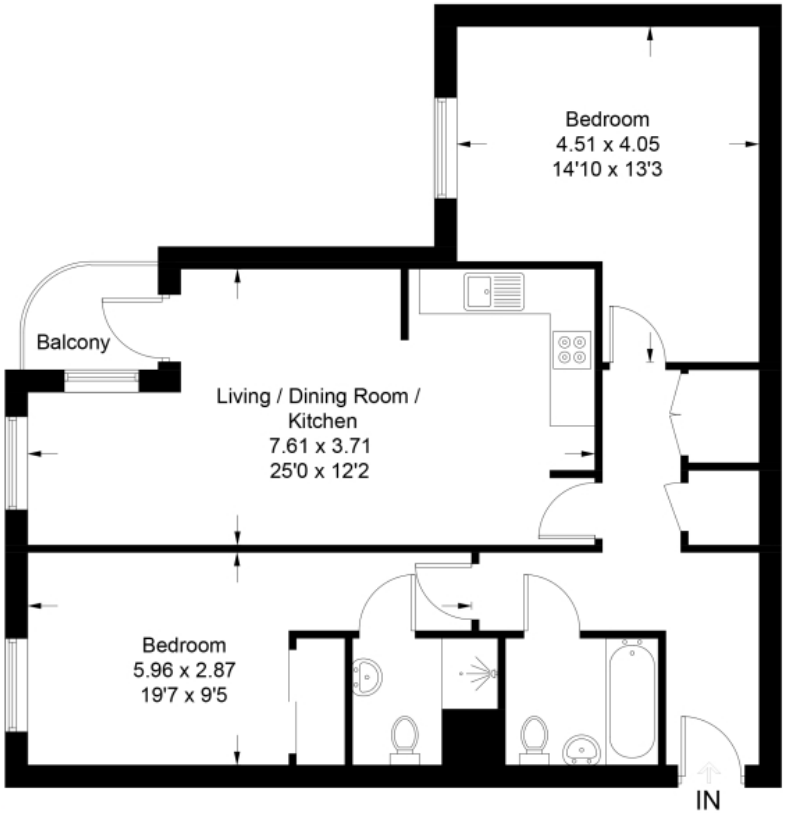
Location. Wantage is a welcoming, well-connected Market Town that combines modern convenience with a strong sense of community, making it ideal for families looking to put down roots. Located in the beautiful Vale of the White Horse, the town offers easy access to the A34, M40, M4, and nearby rail services 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.

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

GREEN & CO

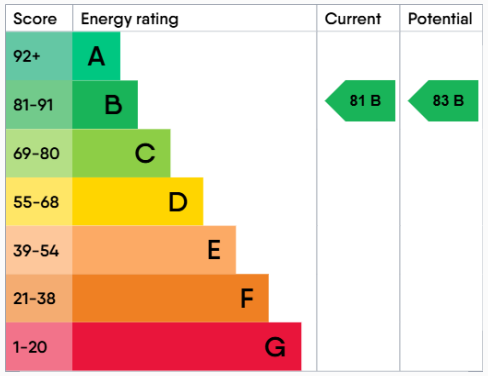
23 Angel Walk, Limborough Road, Wantage, OX12 9RF

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



GREEN

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.
Fourlabs.co © (ID1284826)



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.

GREEN & CO

Harry Goodman
01235 773 404

James Goodman
01235 773 401

Lizzy Bissessar
01235 773 405

IMPORTANT - In compliance with the DMCC Act 2024, Green & Co. makes every effort to provide accurate, up-to-date information, including property tenure (Freehold/Commonhold/Leasehold), council tax band, utility types, and material restrictions or building safety issues, as made available to us. We recommend that buyers verify this information alongside their legal representative before making an offer. The details and photographs within this brochure are for guidance only and are accurate to the best of our knowledge. They do not constitute a contract or offer. Green & Co. has not tested any apparatus, equipment, or services and cannot verify that they are in working order. All measurements are approximate and any digitally enhanced images are meant to illustrate potential, not guarantee reality. Properties constructed prior to 2000 may contain asbestos-containing materials, which generally present minimal risk if left undisturbed. Prospective purchasers are advised to seek independent professional advice where appropriate.