



GREEN &
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£90,000 3 Willow Grange Limborough Road, Wantage, OX12 9RB, UK

Leasehold



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£90,000 Limborough Road, Wantage

Council Tax Band B

Purpose built ground floor one bedroom apartment for the over 55s set in this attractive development. Situated a short walk from the Market Place and a range of wonderful amenities including Waitrose and Sainsbury's the development benefits from a daily house manager, lift to all floors, communal lounge and gardens as well as a guest suite for visitors. The apartment has a secure entry phone system, it's own personal entrance door and a gated car park where parking is offered on a first come first serve basis along with well kempt communal grounds. Offered for sale with the added benefit of no onward chain.

what3words. [w3w.co/liberty.downcast.candy](https://www.w3w.co/liberty.downcast.candy).

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected with the exception of Gas.

Heating Type. Electric heating.

Estate Service Charge or Leasehold Service Charge. Service charge per annum is 3931.85 for 2025-2026. Leasehold first granted 125 years from 1st April 2007.

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



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



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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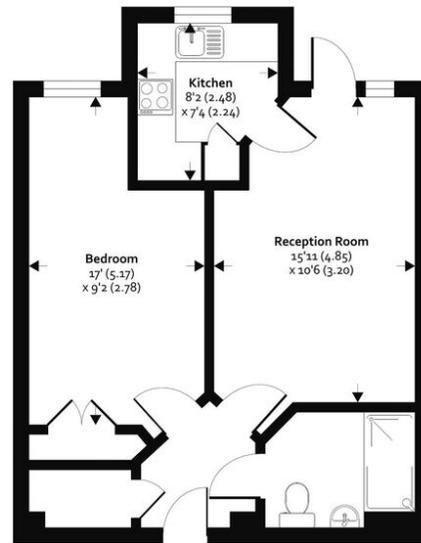




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Approximate Area = 479 sq ft / 44.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Green & Co. REF: 1247717

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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

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