GREEN & CO



£205,000 13 Kings Wharf Mill Street, Wantage, Oxfordshire, OX12 9NZ, UK Leasehold


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# £205,000 Kings Wharf, Wantage

Council Tax Band B

Offered for sale with no onward chain, this smart two-bedroom apartment enjoys a superb position just a short stroll from Wantage's historic Market Place. With allocated parking and well-presented accommodation throughout, it offers an appealing combination of town-centre convenience and easy, low-maintenance living. The open-plan kitchen/living/dining room forms the heart of the home, providing a sociable space for relaxing, dining and entertaining. Two well-proportioned bedrooms are served by an ensuite shower room and a separate main bathroom, making the layout equally suited to everyday living and visiting guests. Presented in excellent decorative condition, the apartment places a wide choice of independent shops, cafés and local amenities within easy walking distance. Allocated parking adds further practicality to this exceptionally convenient setting. An attractive option for first-time buyers, professionals, downsizers and investors alike, this well-appointed home combines a convenient town-centre setting with allocated parking and the added benefit of no onward chain.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Lease. 155 years from 25/03/2007. Service Charge. The vendor informs us of an Annual Service Charge of £1640.86 per annum.

Ground Rent. Ground Rent is currently due every 6 months at a cost of £149.50, totalling £299.00 per annum, with a review period of every 21 years from the commencement of the lease.







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





what3words. w3w.co/moons.stylists.classmatel.

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.

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AQUILA



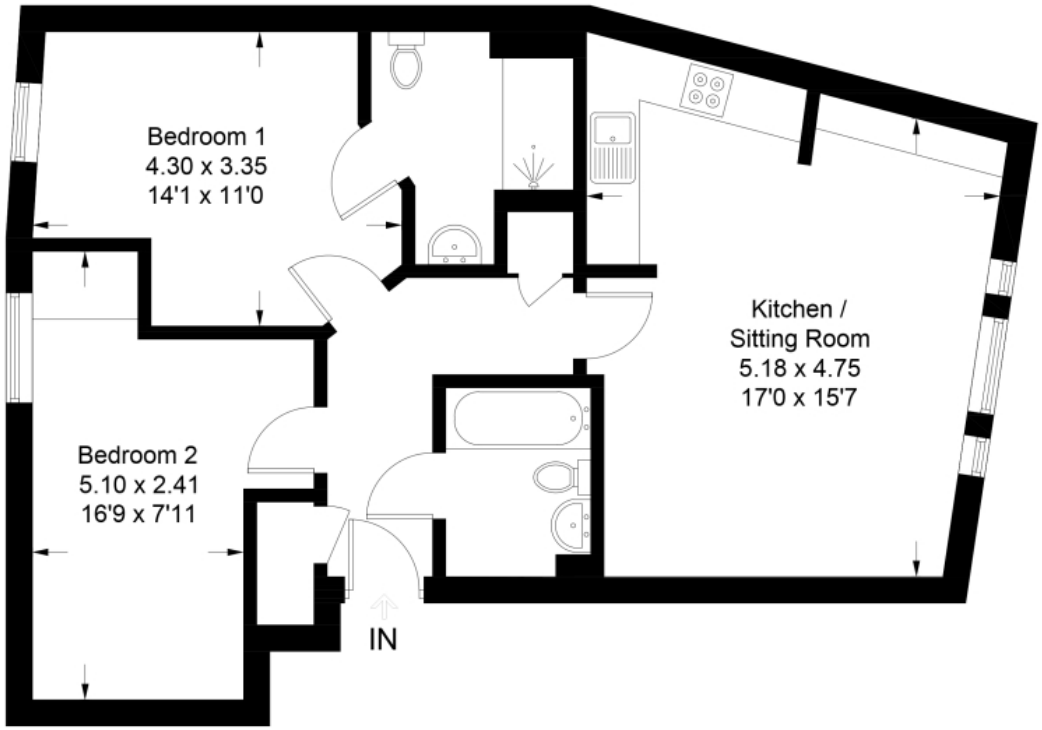





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Approximate Gross Internal Area = 67.7 sq m / 729 sq ft

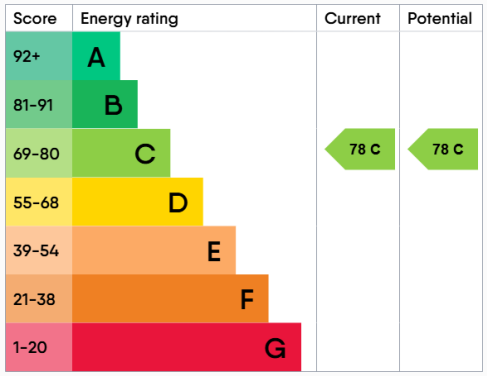



**Third Floor**

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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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.

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