

GREEN &
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£215,000 26 Kings Wharf Mill Street, Wantage, Oxfordshire, OX12 9NZ, UK

Leasehold



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Positioned in an exceptionally convenient location just moments from the heart of Wantage, this well-appointed first-floor apartment offers modern, low-maintenance living within easy reach of the Market Place and Waitrose, and is presented in excellent decorative condition throughout. Ideal for professionals, downsizers or investors, the property combines space, practicality and an enviable town-centre setting. The apartment is thoughtfully arranged and features an open plan kitchen/living/dining room with Juliet balcony, two well-proportioned bedrooms, complemented by an ensuite shower and main bathroom that provide flexibility for both everyday living and guests. The accommodation is bright and well-balanced, creating a comfortable and contemporary feel throughout, while the first-floor position offers a pleasant degree of privacy and security. One of the key advantages of this home is its proximity to Wantage's historic Market Place, where a wide range of independent shops, cafés and amenities can be enjoyed on foot, making day-to-day life refreshingly convenient. The added benefit of allocated parking further enhances the appeal, a valuable asset for a property so close to the town centre. With its excellent location, practical layout and strong lifestyle appeal, the property represents an outstanding opportunity to secure a smart apartment in one of Wantage's most desirable and accessible positions.

what3words. w3w.co/moons.stylists.classmate. 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.

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. Heating Type. Gas-fired central heating to all radiators.

Lease. 155 years from 28/09/2007. Service Charge and Ground Rent. Estimated Service Charge of £1640.86 per annum as of 01/10/2025. Ground Rent is currently due every 6 months at a cost of £149.50. Proposed legislation will cap Ground Rent at £250.00 per annum. It is expected that this legislation will be in effect before completion, but further advice should be gained from a purchaser's solicitor, prior to exchange of contracts.

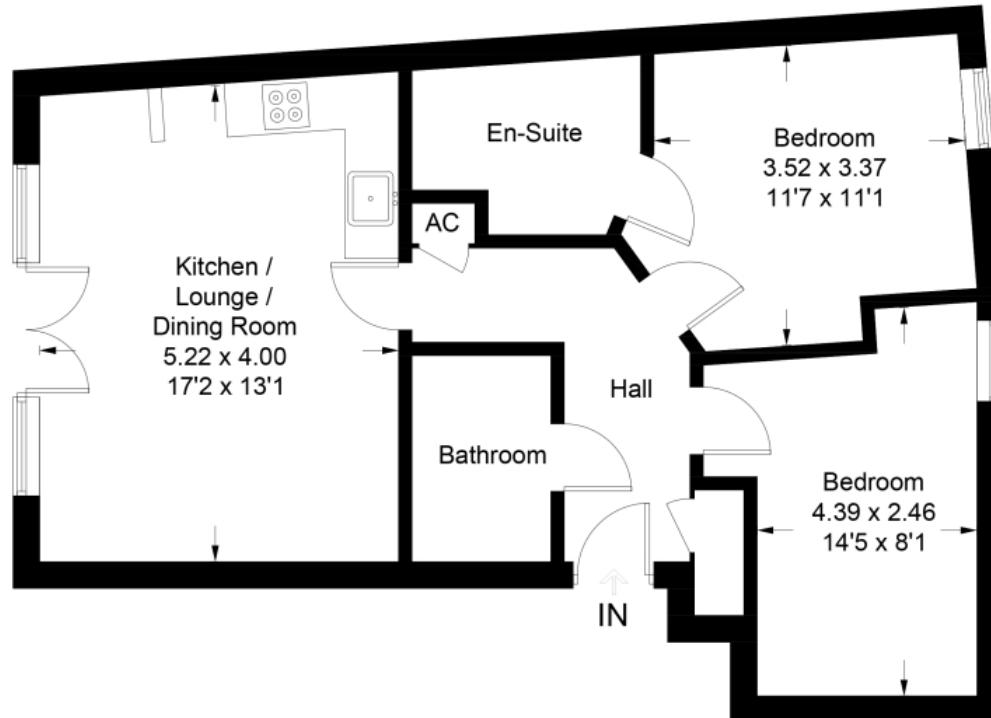




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Approximate Gross Internal Area = 65 sq m / 700 sq ft



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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.