

GREEN &
CO



£135,000 Flat 5 11-12 Market Place, Wantage, Oxfordshire, OX12 8AB, UK

Leasehold

Ideally positioned in a central location, this delightful and spacious first-floor one-bedroom apartment combines period character with modern living. Retaining attractive original features including exposed beams and timbers, the property also benefits from a refitted kitchen with integrated appliances, a well-proportioned double bedroom with a stylish en-suite bathroom, and heritage wooden double-glazed windows. The apartment is offered to the market with no onward chain.

what3words. w3w.co/interviewer.snooky.sticks.

Tenure. Leasehold. 150 years from 15/09/2017.

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.

Leasehold Service Charge and Ground Rent with Review Period. The vendor informs us that the service charge is £624.24 per annum. Ground rent is £50.00 per annum, with review on 01/09/2042 and every 25 years thereafter. A copy of the Lease is available at our offices for buyers to verify the Leasehold information before making a material decision.

Location. Wantage is a welcoming, well-connected Market Town that combines





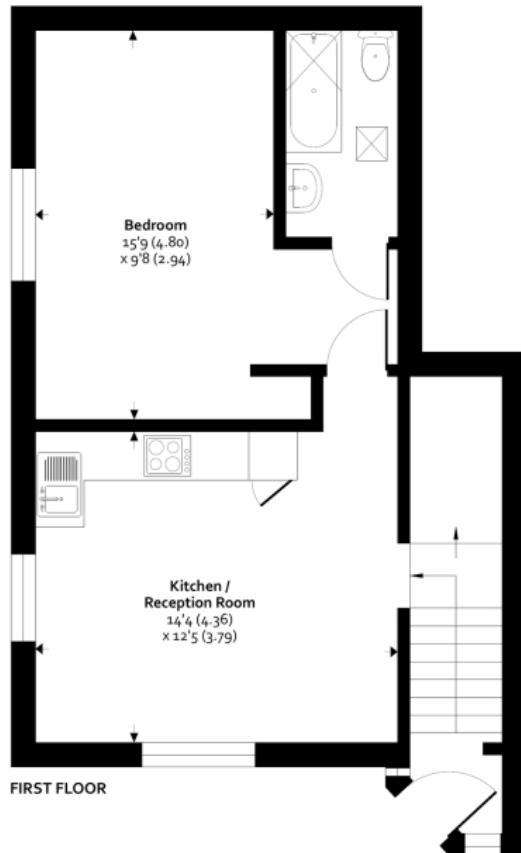
modern convenience with a strong sense of community, making it ideal for families looking to put down roots. Located in the beautiful Vale of the White Horse, the town offers easy access to the A34, M40, M4, and nearby rail services via Didcot, Oxford, and Swindon. A lively Market Place, packed with 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.

Other Material Information. Permit parking is available in the nearby Beacon car park, subject to a fee and potential waiting list (please visit the VWDC web site for further info. on this). Wooden double-glazed windows.



Flat 5, 11-12 Market Place, Wantage, OX12 8AB

Approximate Area = 497 sq ft / 46.2 sq m
For identification only - Not to scale



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	
55-68	D	60 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.