

GREEN &
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£185,000 23 Angel Walk, Limborough Road, Wantage, OX12 9RF, UK

Leasehold



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£185,000 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.

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 storage heaters.

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

Service Charge. £791.09 paid every quarter, as of March 2026. Water bills are included



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in the service charge. Ground Rent. £82.50 paid every quarter, alongside a £20.00 Landlord Credit from Taylor Wimpy, totalling an annual fee of £250.00, as of March 2026.

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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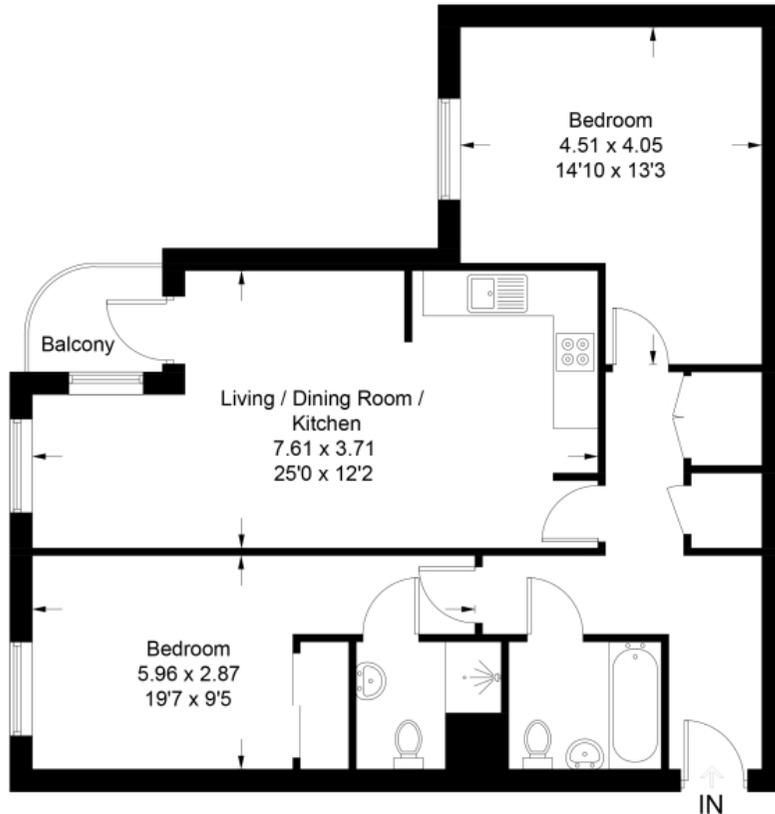




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Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



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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)



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