



2 BALCOMBE COURT WANTAGE, OX12 9GR

**£170,000
LEASEHOLD**

A delightful one-bedroom ground floor apartment set within a popular purpose-built development, ideally positioned for everyday convenience and just 0.3 miles from the vibrant Wantage Market Square, home to a wide range of shops, cafés, restaurants and the popular weekly market.

The accommodation comprises an entrance hall leading to a bright and spacious open-plan kitchen and living area, perfectly suited for both relaxing and entertaining. There is a well-proportioned double bedroom and a modern bathroom fitted with a shower over the bath.

The property is currently tenanted, making it an ideal opportunity for investors, while also offering potential for owner-occupiers subject to tenancy arrangements.

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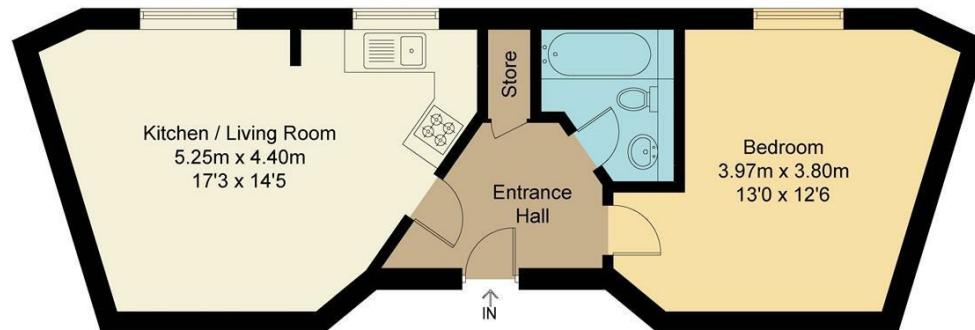
**Balcombe Court, OX12**

Approximate Gross Internal Area = 44.70 sq m / 481 sq ft

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.

Not to scale, for illustration and layout purposes only.

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Map data ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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