



26 Betjeman Court Portway, Wantage, OX12 9BW  
£130,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A spacious one bedroom second floor apartment for the over 55s with views across the sports field to The Ridgeway, situated close to the town centre, local shops and amenities.

The apartment comprises entrance hall with storage cupboard, shower room, double bedroom with built in wardrobe, bright south facing sitting / dining room and kitchen with built in oven hob fridge and freezer. The property benefits from electric storage heating and double glazing.

Betjeman Court was built in 2005 by McCarthy & Stone and has apartments over 3 floors each served by stairs and a lift. Individual apartments can enjoy the use of a communal lounge, communal laundry room and on site visitors suite. There is also a residents and house manager.

Lease: 125 years from May 2005

Service charge: £1872.47 half yearly

Ground rent: £197.50 half yearly

Some material information to note: Leasehold apartment. Electric heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.







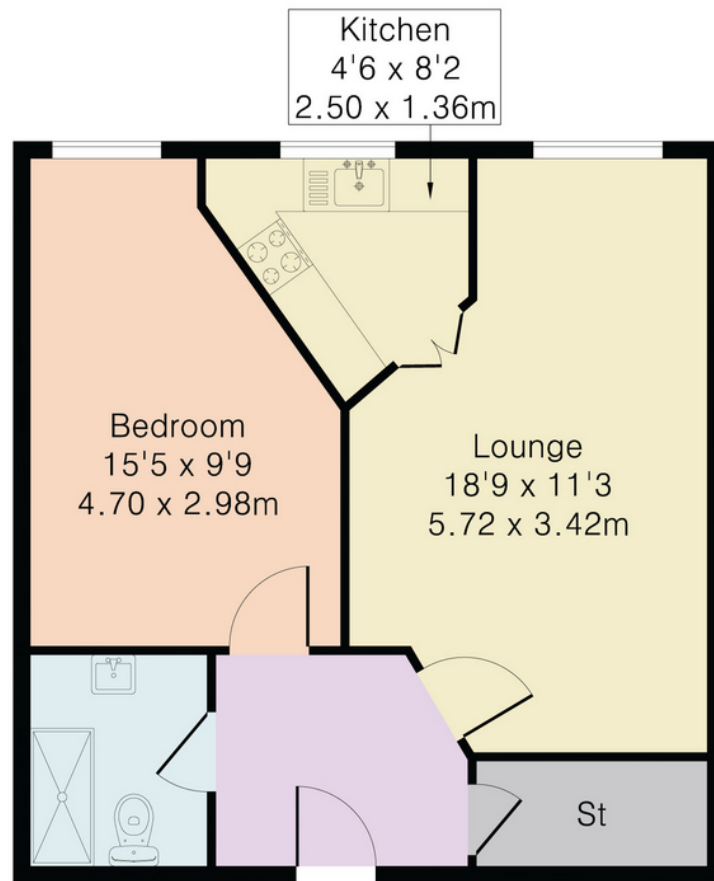
## Key Features

- Retirement apartment
- One bedroom
- Bright sitting / dining room
- Kitchen
- Shower room
- Communal garden
- Close to Wantage town centre
- Council tax band: B, EPC rating: C

## The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 miles.

Approximate Gross Internal Area 456 sq ft – 42 sq m



Second Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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