



8 Pegasus Court, Wantage, OX12 9GZ
Guide Price £250,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rarely available, beautifully presented two-bedroom ground-floor apartment in the prestigious Pegasus Court retirement development for the over-60s.

This spacious and light-filled home features two generous double bedrooms, each with built-in wardrobes, and a well-proportioned living room with direct access to a private patio area, perfect for enjoying the attractive communal gardens. The kitchen is modern and well equipped and the bathroom features a walk in shower as well as a free standing washer /dryer. Additional benefits include two large hallway storage cupboards, an airing cupboard housing the boiler, and a 24-hour emergency pull-cord system for added peace of mind.

Pegasus Court remains one of Wantage's most sought-after retirement complexes, ideally situated just a short walk from the vibrant Market Place and local amenities. Residents enjoy an excellent range of on-site facilities, including a spacious communal lounge, a laundry room, a House Manager, and a guest suite for visitors. The development also features a secure entry system and gated on-site parking.

Service Charge: £4401.56 Per Annum

Ground Rent: £857.20 Per Annum

Lease Length: 107 Years remaining



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.



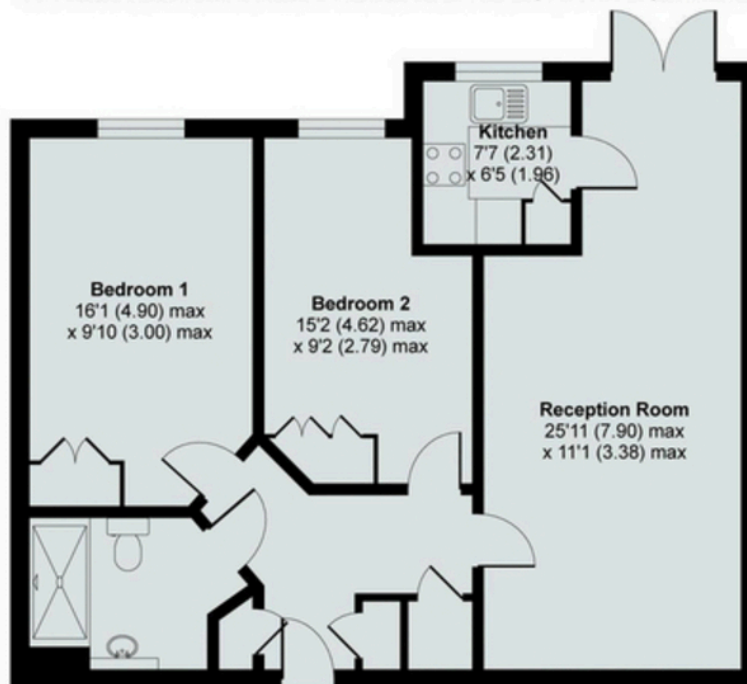
Key Features

- Private patio area to landscaped communal gardens
- House manager and residents facilities
- Ground Floor Apartment
- Two Bedrooms
- Emergency pull cord system within the apartment
- EPC Rating C, Council Tax Band: 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 minutes.

APPROX. GROSS INTERNAL FLOOR AREA 766 SQ FT 71.1 SQ METRES



GROUND FLOOR

Copyright nichecom.co.uk 2015 Produced for Thomas Merrifield REF : 6193



Thomas Merrifield and their clients give notice that:

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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS