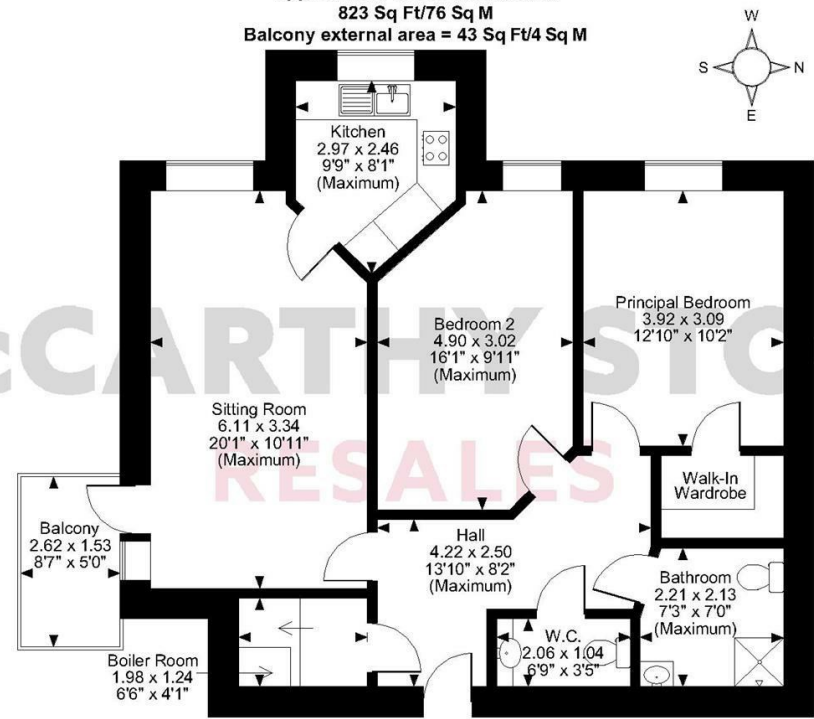


Williams Place, Greenwood Way Harwell, Didcot  
 Approximate Gross Internal Area  
 823 Sq Ft/76 Sq M  
 Balcony external area = 43 Sq Ft/4 Sq M

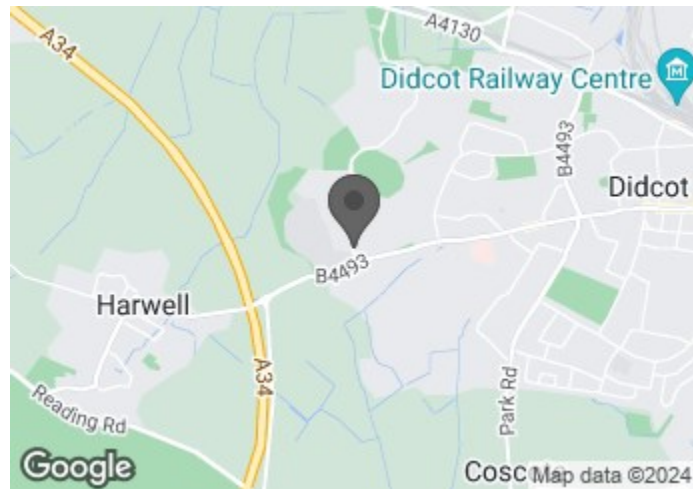


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
 RESALES**

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**McCARTHY STONE  
 RESALES**

**43 WILLIAMS PLACE**  
 GREENWOOD WAY, DIDCOT, OX11 6GY



IMMACULATELY PRESENTED two bedroom retirement apartment located in a GREAT POSITION on the second floor within the development and with a BALCONY overlooking the communal grounds ~McCarthy Stone's Williams Place~

**ASKING PRICE £120,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
 resales@mccarthystoneresales.co.uk | mccarthystoneresales.co.uk

# WILLIAMS PLACE, GREENWOOD WAY, DIDCOT, OX11 6GY

## WILLIAMS PLACE

Williams Place is a McCarthy & Stone Retirement Living PLUS development in Harwell, Didcot and boasts 32 stylish one bedroom and 28 two bedroom privately owned apartments for those over 70.

The development is located in the heart of Great Western Park, with a wealth of amenities on its doorstep including a supermarket, dentist, pharmacy, coffee shop, hairdressers, takeaways and a warm inviting pub. There is a bus stop less than 100m from the development and Didcot Parkway Station is a 15 minute bus journey. Williams Place is located just 10 miles from Oxford and within easy reach of M4, A34 and M40.

The development offers multiple social spaces including landscaped gardens, an on-site table service restaurant, function room, homeowners lounge, salon and a guest suite. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in the hallway, shower room and both bedrooms.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system,

Illuminated light switches, smoke detector, wall mounted thermostat and apartment security door entry system with intercom are all situated here. From the hallway there is a door to a walk-in storage/airing cupboard. Further doors lead to the living room, bedrooms and wet room.

## LIVING ROOM

The living room is bright and airy thanks to its' double glazed patio door which opens onto a walk-out balcony. Telephone point, TV point (with Sky/Sky+ capabilities) and plenty of power sockets. A part glazed door leads into the separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units with under counter lighting. An electronically operated UPVC double glazed window, with fitted electrically operated blind with remote control. Single sink and drainer unit which has a mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting and wood effect flooring.

## BEDROOM

This spacious double bedroom benefits from a full height window letting in plenty of light, with a central ceiling light, TV and phone point and emergency response pull cord. The room also has a walk-in wardrobe housing rails and shelving.

## WETROOM

Full wet room with anti-slip flooring and fitted chrome safety rails (to WC and shower), tiled walls and fitted with suite comprising; level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

## 2 BED | £120,000

## SECOND BEDROOM

A good sized second double bedroom with large feature double glazed window. Central ceiling light fitting. TV point. Power sockets. Emergency response pull cord.

## CAR PARKING SCHEME

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hour domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £11,437.76 for financial year ending 30/06/2025. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your property consultant or estate manager.

## GROUND RENT

Lease: 999 years from the 1st June 2017  
Ground rent: £510 per annum  
Ground rent review: 1st June 2032

