

GREEN &  
CO

£199,950

11 Pegasus Court Mill Street  
Wantage Oxfordshire OX12 9GZ





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## Description

Lovely, bright and airy one-bedroom apartment located on the GROUND FLOOR of the exclusive Pegasus Court retirement development and positioned towards the back of the building featuring a patio area just outside the rear doors enjoying views of the nearby Letcombe Brook and the leafy Millenium Park. As you enter the apartment the hallway leads to a large storage cupboard, spacious bathroom with separate shower and bath and generous sized double bedroom with ample built-in wardrobes. The apartment has recently been redecorated with new carpets laid throughout along with a refurbished kitchen with recently replaced fitted appliances including fridge/freezer, built in oven and microwave. For added peace of mind there is also the addition of CCTV, access control system and intercom, gated car parking, a Residents House Manager plus 24 hour emergency pull cords throughout the apartment and building. Situated just a short walk from the beautiful historic Market Place of Wantage and surrounded by attractive gardens the property is easily accessible for all and features a communal residents lounge and laundry facilities usage of which is included within the service charge. (access via a communal lift). For sale with the benefit of no onward chain.

## Location

One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.



**33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk**

**Tenure**

Leasehold. 125 years from 01 January 2008.

**Estate Service Charge**

£4509.77 per annum as of November 2023.

**Ground Rent**

£459.00 per annum as of April 2023.

**Ofcom**

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted



this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

**Utilities**

All mains services connected with the exception of gas.

**Heating Type**

Electric heating.

**EER**

C.





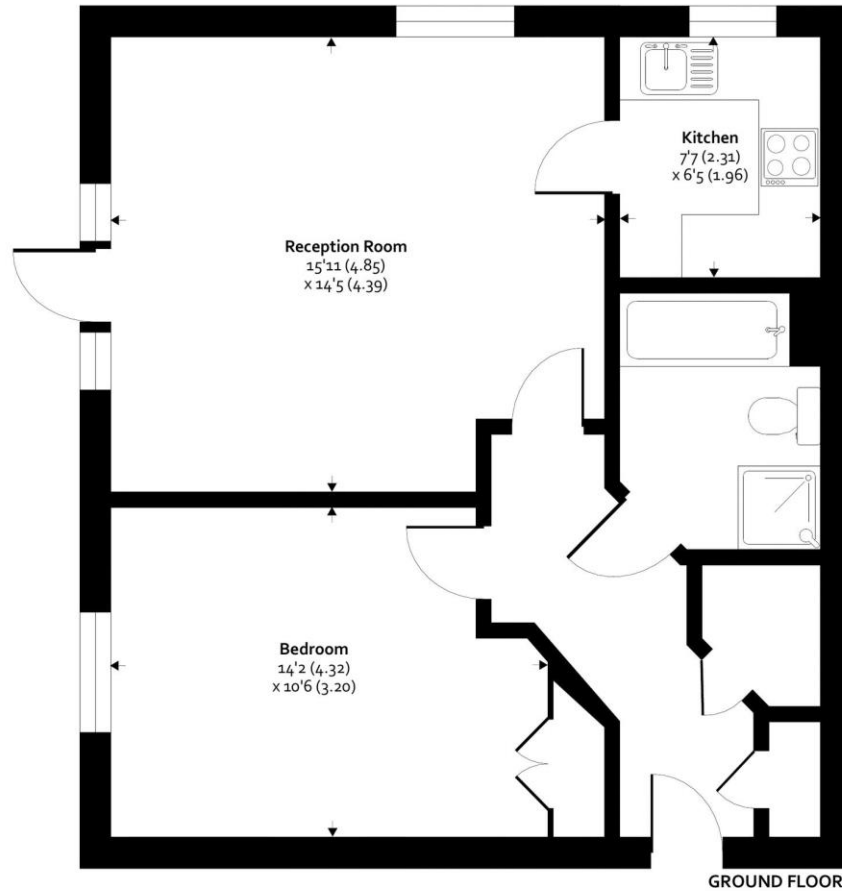




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Approximate Area = 586 sq ft / 54.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2023. Produced for Green & Co. REF: 1043076



what3words  
w3w.co/flattens.smart.unscathed.

Council Tax Band  
B.



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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](http://www.greenand.co.uk/primary-policy-and-notice).