

GREEN &
CO

£280,000



18 Pegasus Court Mill Street
Wantage Oxfordshire OX12 9GZ



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Description

Spacious two double bedroom first-floor apartment easily accessed via communal lift or stairs with views to the approach of this prestigious development. Features include a shower room with plumbing to integrated washing machine & tumble dryer, a large living room, good sized kitchen and two double bedrooms both with built-in wardrobes. In addition, the apartment benefits from two large hallway storage cupboards, an airing cupboard & new boiler. A 24-hour 'pull cord' system also offers reassurance in case of an emergency. This light and airy apartment is a true gem in one of the most popular retirement complexes in Wantage, a short walk from the wonderful Market Place and local amenities. Pegasus Court features a spacious communal lounge, laundry room, House Manager and a Residents' Visitors' Suite. It also benefits from a security entrance system for peace of mind & on site gated parking.

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



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ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.

Tenure

Leasehold. 125 years from and including 1 January 2008.

Estate Service Charge

£4279.20 per annum as of April 2024.

Ground Rent

£857.20 per annum as of August 2024.

Utilities

All mains services connected with the exception of gas.

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.

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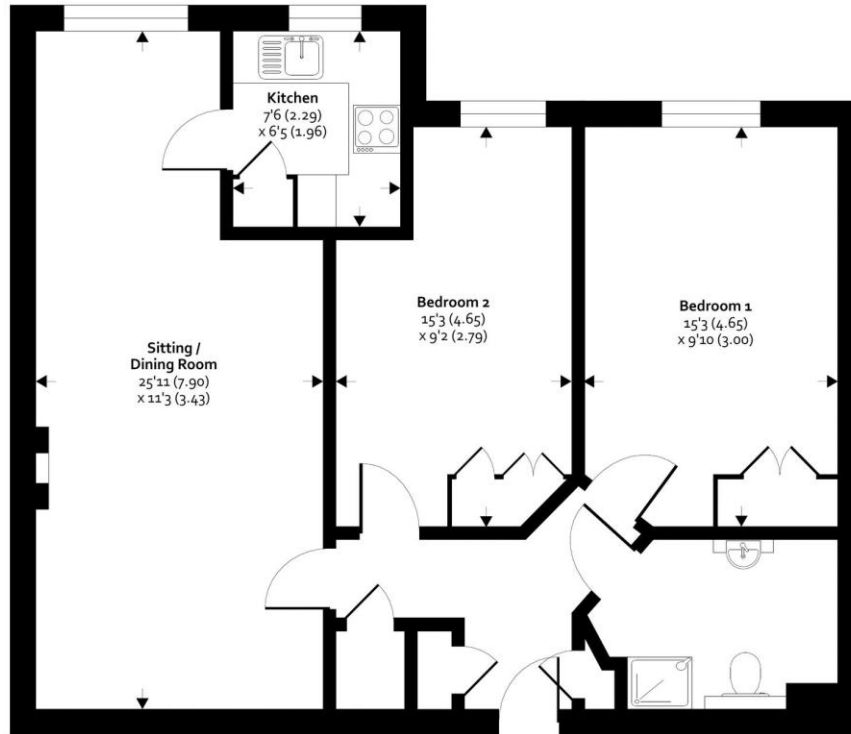




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Approximate Area = 748 sq ft / 69.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Green & Co. REF: 1180009



Heating Type
Electric heating.

EER
C.

Council Tax Band
C.

what3words
w3w.co/flattens.smart.unscathed.



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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.