



DOUGLAS & SIMMONS

Betjeman Court, Portway,
Wantage, Oxfordshire

17, Betjeman Court Portway, Wantage, Oxfordshire, OX12 9BW

Guide Price £145,000 Leasehold

This well presented first floor (top floor) retirement apartment built by Messrs McCarthy and Stone enjoying pleasant views to the front over playing fields, situated in close proximity to Wantage town centre.

- New carpets and redecorated throughout • Delightful views over playing fields • Dual aspect bedroom with fitted wardrobes • No onward chain • Lovely communal gardens • Kitchen with appliances including own washing machine • Spacious living room with feature fireplace • Bathroom with window • Residents House Manager and communal lounge, laundry and guest suite • Emergency pull cord system fitted throughout the apartment



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

A completely re-decorated and re-carpeted first floor (top floor) retirement apartment built by Messrs McCarthy and Stone enjoying pleasant views to the front over playing fields, situated in close proximity to Wantage town centre. The development accommodates ground floor entrance with intercom and a lift to all floors. Situated on the first and top floor in this the only 2-storey part of the building, the apartment provides an entrance hallway with large storage cupboard, light and airy living room which leads through glazed doors into a well-appointed kitchen which is of a good size, featuring integrated appliances and a washing machine; there is also a spacious double bedroom benefitting from the unique feature of a dual aspect and also built in wardrobes. A spacious bathroom which also has its own window, unlike others on the development, completes the accommodation. Offered with no onward chain.

The apartment also benefits from an emergency 24 hour care line and emergency pull cord system throughout as well as a House Manager. There is an excellent range of communal facilities to utilise including a welcoming residents' lounge and additional kitchen, guest suite for family and friends to book and a laundry room. The development has pleasant well-kept communal gardens and there is also parking available if required, on a first come first serve basis. Being adjacent to the Beacon car park is also most useful for additional visitors. The property also benefits from double glazing and no ongoing chain. EER-B.

SERVICES

Modern Electric Economy 7 heating.
All other mains services connected except gas.

Lease 125 years from 1 May 2005. Long lease remaining.
Ground rent £197.50 half yearly
Maintenance charge £1946.42 half yearly.

FLOOR AREA

568.00 sq ft

Vale of White Horse District Council

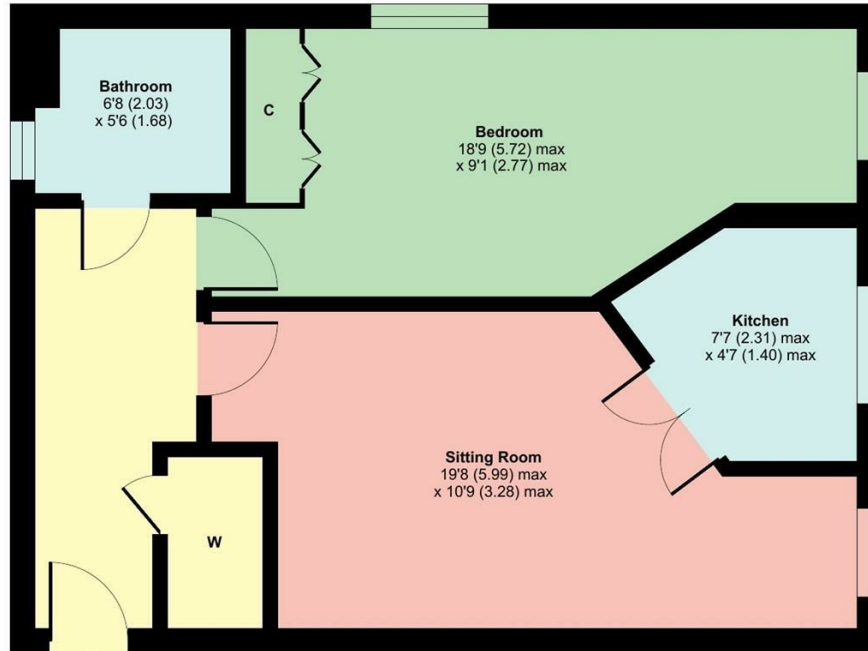
COUNCIL TAX BAND B



Betjeman Court, Portway, Wantage, OX12 9BW

Approximate Area = 568 sq ft / 52.7 sq m

For identification only - Not to scale



GROUND FLOOR

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

DIRECTIONS TO OX12 9BW

Leaving our offices in the market square exit the square via Newbury Street, at the traffic lights turn right into Portway and Betjeman Court will be found on the right after the turning for the Beacon.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Douglas and Simmons Ltd. REF: 1007607

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD/RD 17 Betjeman**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

www.the-londonoffice.co.uk
40 ST JAMES'S PLACE SW1



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

