



DOUGLAS & SIMMONS

28 Betjeman Court, Portway,
Wantage, Oxfordshire

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

Guide Price £140,000 Leasehold

A well-appointed top floor retirement apartment located close to Wantage town centre, in this convenient position within the town, close to local shops and amenities.

- No onward chain • Residents House Manager and communal lounge, laundry and guest suite • Emergency pull cord system fitted throughout the apartment • Spacious living room with feature fireplace • Lovely communal gardens • Fitted kitchen with integrated appliances • Shower room • Double bedroom with fitted wardrobes



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 well-appointed top floor retirement apartment located close to Wantage town centre, in this convenient position within the town, close to local shops and amenities.

The accommodation comprises communal entrance hall, personal front door to hallway, a fitted kitchen with built in appliances, a spacious light and airy sitting/dining, a modern bathroom with bath and over head shower in addition to a double bedroom with built in wardrobe. The apartment is furthermore fitted with an emergency pull cord system throughout.

Other benefits include economy 7 night storage heating, double glazing and an excellent range of communal facilities to include a resident's lounge and guest suite, communal laundry room with washing machines and tumble driers, as well as a resident's house manager. There is also a lift to all floors.

Outside the development is situated in communal gardens with parking.

SERVICES

All mains services connected except gas.
Modern electric heating.

Lease 125 years from 1 May 2005. Long lease remaining.
Ground rent £395p.a. (£197.50 every 6 months)
Annual service charge approx. £3900 (£1946.42 from 1 September 2023 to 29 February 2024 every 6 months)
Fairhold Homes (No. 13) Limited,
First Port Retirement Property Services, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR.

FLOOR AREA

535.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND B



Betjeman Court, Portway, Wantage, OX12 9BW

Approximate Area = 535 sq ft / 49.7 sq m

For identification only - Not to scale



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	78	81
	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.

RICS Certified Property Measurer
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: 1054216

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

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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.
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5. All measurements are approximate.

**GRD/rd Betjeman Court
11.2023**

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.



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**



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