

# 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 from1 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













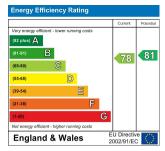


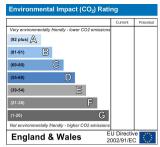


## Betjeman Court, Portway, Wantage, OX12 9BW

Approximate Area = 535 sq ft / 49.7 sq m For identification only - Not to scale







### **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). © ntchecom 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.

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- 5. All measurements are approximate. GRD/rd Betjeman Court 11.2023

The Property Ombudsman

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** 





londonoffice.co.uk

40 ST JAMES'S PLACE

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

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