



DOUGLAS & SIMMONS



Betjeman
Court

3 Betjeman Court, Portway,
Wantage, Oxfordshire

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

Guide Price £155,000 Leasehold

Welcome to this charming retirement property located in the picturesque area of Portway, Wantage near to the town centre. This delightful apartment, built in 2005, offers a cosy retreat for those looking to enjoy their retirement years in comfort and style.

- No onward chain
- Lovely ground floor apartment
- Patio accessed from the living room
- Double bedroom with built in mirrored wardrobes
- Shower room
- Emergency pull cord system
- House manager
- Communal residents lounge, laundry and guest suite
- Parking subject to availability



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

Welcome to this charming retirement property located in the picturesque area of Portway, Wantage near to the town centre. This delightful apartment, built in 2005, offers a cosy retreat for those looking to enjoy their retirement years in comfort and style.

Upon entering, you are greeted by a well-appointed living room which has the added attraction of direct access to a patio within delightful well kept communal gardens. The property has one double bedroom with built in wardrobes, providing a peaceful sanctuary for rest and relaxation. The shower room offers convenience and functionality, designed with the needs of the residents in mind.

One of the standout features of this property is the presence of a house manager, ensuring that assistance for the building is always close at hand. The lift servicing all floors makes accessibility a breeze, allowing residents to move around with ease.

For added peace of mind, an emergency pull cord system is in place, offering security and reassurance to residents. The communal lounge provides a space for socialising and community engagement, while the guest suite is perfect for accommodating visitors.

Additionally, the inclusion of a laundry facility adds convenience to everyday living. With no onward chain, this property presents a fantastic opportunity for those looking to settle into a comfortable and secure retirement lifestyle.

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.

Don't miss out on the chance to make this retirement property your own and enjoy all the benefits it has to offer. Contact us today to arrange a viewing.

SERVICES

Modern Electric Economy 7 heating.

All other mains services connected except gas.

EER-C.

FLOOR AREA

551.00 sq ft

Vale of White Horse District Council

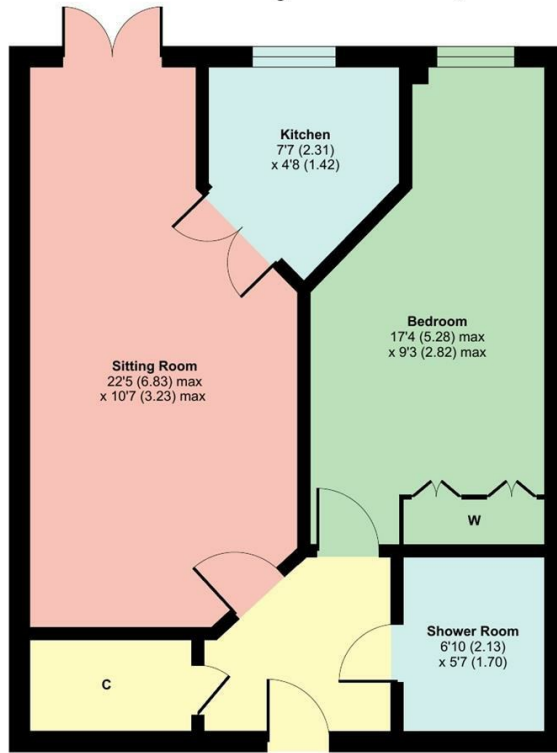
COUNCIL TAX BAND B



Betjeman Court, Portway, Wantage, OX12 9BW

Approximate Area = 551 sq ft / 51.1 sq m

For identification only - Not to scale



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Douglas and Simmons Ltd. REF: 1159137

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	
		80	83

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.

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 07.2024

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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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.

