



DOUGLAS & SIMMONS



170, Greenwood Way, Harwell
Didcot, Oxfordshire

6 Williams Place, 170 Greenwood Way, Harwell, Didcot, Oxfordshire, OX11 6GY

Guide Price £160,000 Leasehold

Comfortable, stylish retirement-lifestyle living at its best. A superb, almost new, one bedroom ground floor retirement apartment with it's own private patio, forming part of this prestigious development exclusively for the over 70's.

• Almost new ground floor apartment • Private outside patio area • Residents table service restaurant, domestic assistance, lounge area, salon and overnight guest suite • Emergency pull cord call system for peace of mind and 24 hour on site staffing • Range of personal care packages to suit individual requirements • Spacious living room • Modern kitchen with integrated appliances • Double bedroom with walk-in wardrobe • Wet room • Parking permit by arrangement



LOCATION

Twinned with Meylan in south east France, Didcot is a popular market town which has been the subject of great investment and development, renowned for its association with the Great Western Railway, now having the benefit of a very comprehensive range of facilities and amenities to include the recently added Orchard shopping centre, Sainsburys and Tescos supermarkets, banks, new health centres, community hospital, dentists, churches, leisure facilities including a cinema, sports centre, and indoor swimming pool as well as a good selection of pre-school and primary education and also secondary all girls' and boys' schools with Didcot Girls and St Birinus. Didcot has excellent road links via the A34 Oxford Winchester route leading to the M40 (North) and M4 (South) at nearby Milton where there is also the extensive Milton Business Park, as well as main line links via Didcot Parkway providing easy commuting to Oxford, Reading and London (Paddington c.45 mins). Ladygrove itself also has a precinct of amenities including a pub, dentist, take away and nursery school as well as two popular modern primary schools. Further information on the town can be found at www.didcot.com.

DESCRIPTION

Comfortable, stylish retirement-lifestyle living at it's best. A superb, one bedroom ground floor retirement apartment with it's own private patio, forming part of this prestigious development exclusively for the over 70's in the heart of Great Western Park on the edge of Harwell village. The apartment was built by renowned retirement specialists Messrs McCarthy & Stone, and in addition to the pristine personal accommodation offers an excellent range of communal facilities including landscaped gardens, an on-site table service restaurant at greatly subsidised prices, function room, resident's lounge, salon and overnight guest suite. The development also includes a dedicated on-site house manager and an hours weekly domestic assistance for the apartment. Further peace of mind is presented with a 24hr emergency call system provided by a personal pendant and also by prominent static points within the apartment. The light and airy apartment offers a spacious living room with feature fireplace and glazed door to the personal patio, a fully fitted kitchen with integrated appliances, double bedroom with walk in wardrobe and a shower wet room. There is also parking provision available if required, subject to availability and permit from the house manager. Available to the market with the benefit of no ongoing chain.

SERVICES

Ground rent annually c.£250

Lease 999 years from 2017

FLOOR AREA

571.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND B

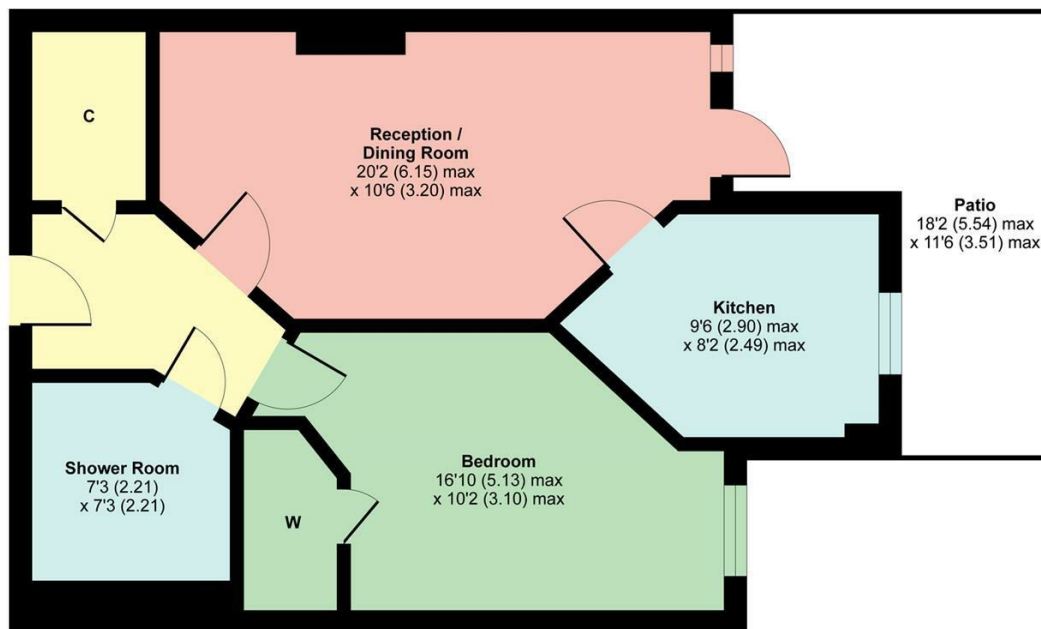




Harwell, Didcot, OX11 6GY

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Douglas and Simmons Ltd. REF: 787208

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 Greenwood PI**

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.



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 OX11 6GY

On entering Didcot from Harwell on the B4494 at the traffic lights turn left into Greenwood Way (by the UTC College) and follow the road into Great Western Park, taking the second turning left into Candytuft Way where the development can be found.

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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