



DOUGLAS & SIMMONS



17 Pegasus, Mill Street,
Wantage, Oxfordshire

17, Pegasus Mill Street, Wantage, OX12 9GZ

Guide Price £189,950 Leasehold

This superbly presented one bedroom ground floor apartment enjoying an attractive outlook with a westerly facing aspect.

• Private patio area to landscaped communal gardens • Ground floor apartment near to the main entrance and residents lounge • Refurbished kitchen with new worktops and extractor • Bespoke range of bedroom furniture • Newly decorated throughout • Freshly cleaned carpets • Sitting room with feature fireplace and glazed door to hall providing additional light • Bathroom with newly installed ventilation system • House manager and residents facilities • Emergency pull cord system within 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. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. 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

This superbly presented one bedroom ground floor apartment enjoying an attractive outlook with a westerly facing aspect, conveniently sited close to the main entrance and communal resident's facilities. Other improvements include a recently replaced boiler, a refurbished kitchen which has been upgraded to provide plumbing for a washing machine or a dishwasher, new worktops and a new extractor; the apartment has also benefitted from newly cleaned carpets, and also has a feature fireplace and a glazed door from the sitting room into the hall providing additional light. Further attractions include French doors out to a private patio area within landscaped communal gardens. A very popular development within Wantage, situated a short distance from the town centre, the delightful Letcombe Brook near to the Mill and the conservation area of Betjeman Park. This gated town centre development benefits from a shared residents lounge, residents' House Manager, emergency pull cord system, guest suite, residents' laundry and gated car parking. Offered for sale with no onward chain.

LEASEHOLD

Ground Rent £420.00 for 6 months

Maintenance £3251 per annum - paid 6 monthly

SERVICES

Mains electricity, water connected.

Modern electric heating with replaced boiler.

FLOOR AREA

518.00 sq ft

Vale of White Horse District Council

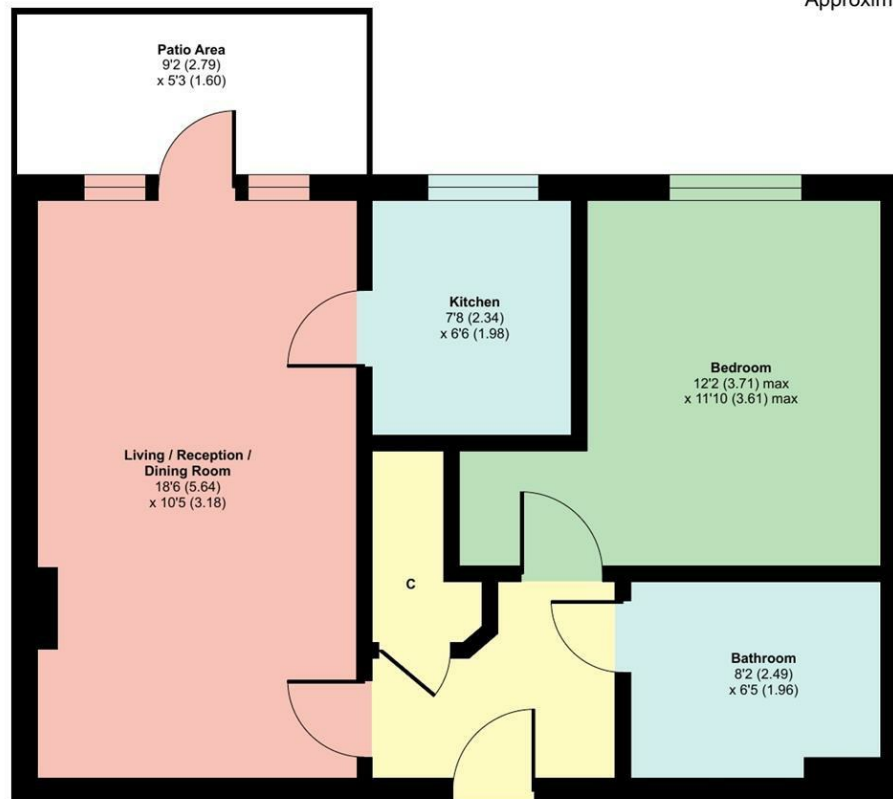
COUNCIL TAX BAND B



17 Pegasus Court, Mill Street, Wantage, OX12 9GZ

Approximate Area = 518 sq ft / 48 sq m

For identification only - Not to scale



GROUND FLOOR

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 Pegasus**

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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	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	EU Directive 2002/91/EC

DIRECTIONS TO OX12 9GZ

Leave Wantage market place via Mill Street and continue down passing the Mill. The entrance for the development will be found on the left hand side via a gated entrance just passed The Lamb PH.

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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