

## 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 retirement 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, quest 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













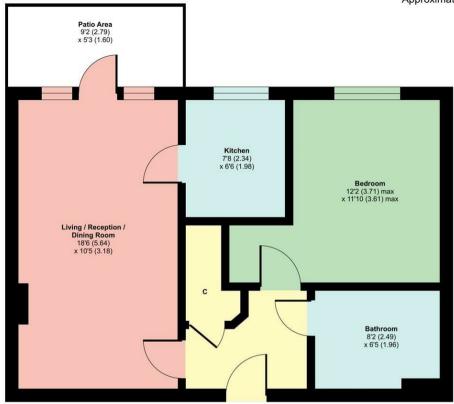




# 17 Pegasus Court, Mill Street, Wantage, OX12 9GZ

Approximate Area = 518 sq ft / 48 sq m
For identification only - Not to scale



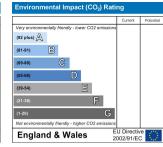


Energy Efficiency Rating

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(98-80) C
(99-54) E
(1-38) F
(1-20) G
Not energy efficient - higher running costs

England & Wales

EU Directive
200291/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.

**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

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- 5. All measurements are approximate. GRD/RD 17 Pegasus

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



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