



DOUGLAS & SIMMONS

28 Betjeman Court, Portway,
Wantage, Oxfordshire

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

Guide Price £120,000 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

An extremely secure and well-appointed top floor retirement apartment located close to Wantage town centre, within easy walking distance of local shops and amenities. The flat is west facing and enjoys afternoon sunshine with pleasant views towards the Downs.

The accommodation comprises a personal front door to a hallway with large storage cupboard, a fitted kitchen with built in appliances, a spacious modern bathroom with a large fitted shower, and a light and airy sitting/dining room. There is also a large double bedroom with built in wardrobe and plenty of extra space for storage.

The apartment is 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 including 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 well kept and peaceful 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 from 1 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

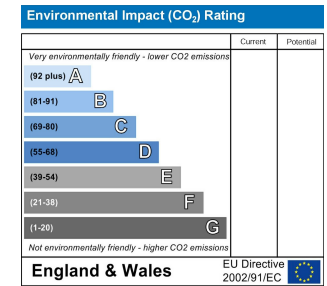
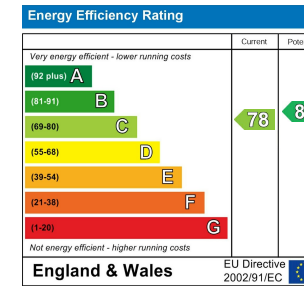
Vale of White Horse District Council
COUNCIL TAX BAND B



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.

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 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**

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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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