



DOUGLAS & SIMMONS



Pegasus Court, Mill Street,  
Wantage, Oxfordshire

31, Pegasus Court Mill Street, Wantage, Oxfordshire, OX12 9GZ

Guide Price £150,000 Leasehold

This extremely well appointed one bedroom retirement apartment with a Juliet balcony, offered in excellent order, situated on the first floor of this sought after development.

- First floor with Juliet balcony • Near to the centre of town for shops • Lovely communal gardens • Resident's House Manager, communal lounge, guest suite and laundry • Light and airy sitting room • Double bedroom with built in wardrobe • Offered in excellent order • Parking by arrangement • Well fitted kitchen • Modern bathroom



## 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

This extremely well appointed one bedroom retirement apartment with a Juliet balcony, offered in excellent order, situated on the first floor of this sought after development.

The accommodation comprises a communal entrance hall with a personal front door to a private entrance hall, living/dining room with a Juliet balcony, a well appointed kitchen with an excellent range of integrated appliances, as well as a bedroom with built in wardrobes and a comprehensive internal bathroom with a separate shower cubicle.

This popular retirement development benefits from attractive landscaped communal gardens, a shared residents lounge, a House Manager, guest suite, emergency pull cord system, guest suite, residents' laundry and gated car parking. EER-B.

Lease 125 years from 2008. Long lease remaining. Ground rent £788.48 per annum and service charge for the last 6 month period £1,604.70.

## SERVICES.

All mains services connected except gas.

Electric Central Heating.

EER-B.



## FLOOR AREA

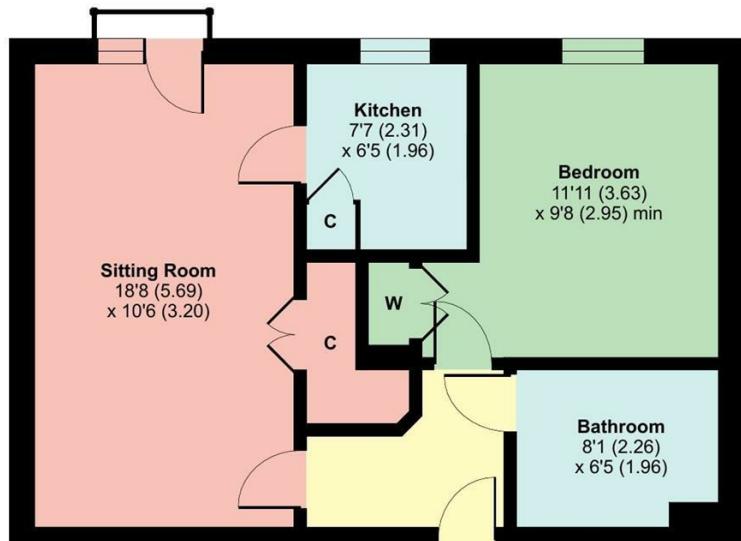
516.00 sq ft

Vale of White Horse District Council  
COUNCIL TAX BAND B

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

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO OX12 9GZ

Leave the market square via Mill Street and continue down passing the Mill., where the entrance for the development will be found on the left hand side via a gated entrance just after The Lamb pub.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. Produced for Douglas and Simmons Ltd. REF: 1132377

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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**Viewing strictly by appointment with the agents**  
**Douglas and Simmons**



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