



DOUGLAS & SIMMONS



14 Pegasus Court, Mill Street,
Wantage, Oxfordshire

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

Guide Price £159,950 Leasehold

A well presented one bedroom ground floor retirement apartment situated in this sought after retirement development within walking distance to the town centre and offered for sale with added advantage of no onward chain.

- Sitting/dining room with direct access to a patio area • Kitchen with a range of built in appliances • Modern bathroom with bath and shower cubicle • Double bedroom • Residents' Development Manager • Attractive landscaped communal gardens • Residents' laundry • Gated car park • Guest suite • Residents' lounge



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

A well presented one bedroom ground floor retirement apartment situated in this sought after retirement development within walking distance to the town centre and offered for sale with added advantage of no onward chain.

The apartment comprises of a large entrance hallway with good sized storage cupboard, a dual aspect spacious sitting/dining room opening out onto a small paved area to the side of the development, a separate modern and well-appointed kitchen affording a range of built in appliances, 1 double bedroom with built in wardrobe and a modern bathroom with bath and separate shower cubicle. This gated town centre development benefits from attractive landscaped communal gardens and patio area, a shared residents lounge, residents' House Manager, emergency pull cord system, guest suite, residents' laundry and gated car parking.

LEASEHOLD

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.

FLOOR AREA

513.00 sq ft

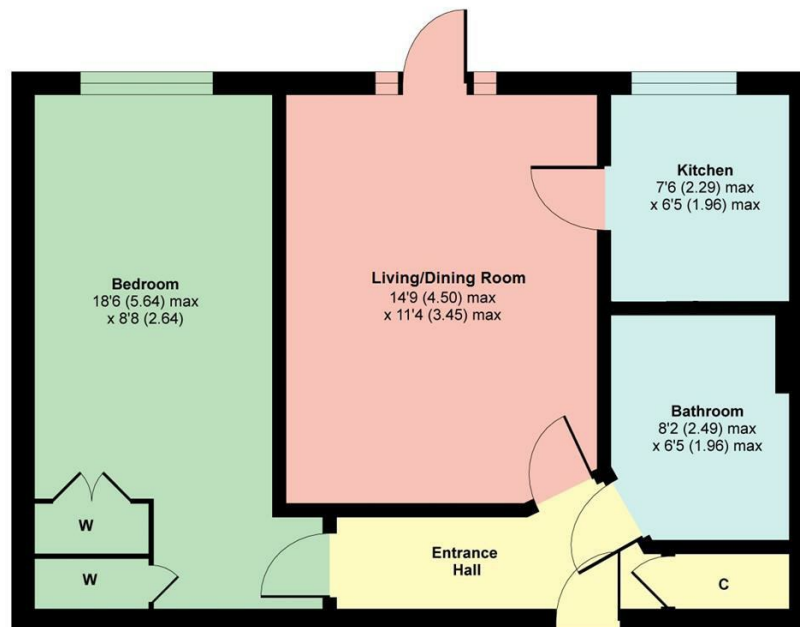
Vale of White Horse District Council

COUNCIL TAX BAND B



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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 513 SQ FT 47.6 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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		
	63	77
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		
	58	61
England & Wales		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 public house.

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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