



DOUGLAS & SIMMONS



14, Betjeman Court,  
Wantage, Oxfordshire

# 14 Betjeman Court, Wantage, Oxfordshire, OX12 9BW

## Guide Price £155,000 Leasehold

This well presented retirement apartment built by Messrs McCarthy and Stone is situated to the side of the building and benefits from triple views to the front and the rear of the development, situated in close proximity to Wantage town centre.

- First floor retirement apartment • Light and airy feel • Triple aspect views • No ongoing chain • Town centre position • Double bedroom with built in wardrobe • Shower room



### 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.40mins)

## DESCRIPTION

This well presented retirement apartment built by Messrs McCarthy and Stone is situated to the side of the building and benefits from triple views to the front and the rear of the development, situated in close proximity to Wantage town centre. The development accommodates ground floor entrance hall with intercom and a lift to all floors, situated on the first floor the apartment provides an entrance hallway with large storage cupboard, light and airy living room which leads through glazed doors into a well-appointed kitchen which is of a good size, featuring an integrated oven, hob, fridge, freezer and also a dishwasher; there is also a double bedroom which has built in wardrobes, and a shower room.

The apartment also benefits from an emergency 24 hour care line and emergency pull cord system throughout as well as a House Manager. There is an excellent range of communal facilities to utilise including a welcoming residents' lounge and additional kitchen, guest suite for family and friends to book and a laundry room. The property also benefits from double glazing and no ongoing chain.

## SERVICES

Modern Electric Economy 7 heating.  
All other mains services connected except gas.  
Maintenance charges to be confirmed.

## FLOOR AREA

460.00 sq ft

Vale of White Horse District Council

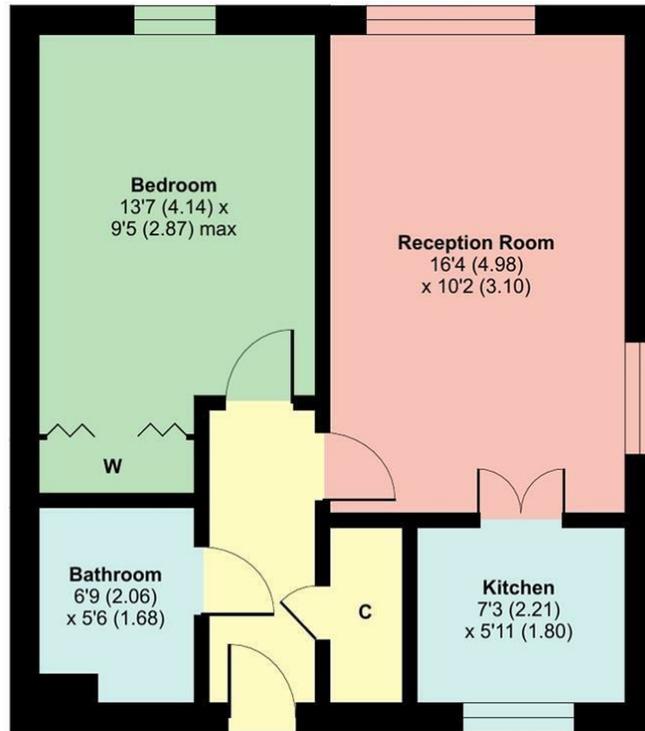
COUNCIL TAX BAND B



# Portway, Wantage, OX12 9BW

Approximate Area = 460 sq ft / 42.7 sq m

For identification only - Not to scale



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			
		79	79
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 9BW

what3words:///earl.passwords.described

## Other Material Information

- Ofcom Mobile Check indicates good outdoor and variable in home availability with EE and Three, and good outdoor availability with Vodafone and O2
- Ofcom Broadband check indicates standard, superfast and ultrafast broadband is available at this location
- The government portal indicates this area as low floor risk
- We are unaware of any planning permissions that could negatively affect the property

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.

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

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1



25 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: sales@douglasandsimmons.co.uk  
www.douglasandsimmons.co.uk

26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: lettings@douglasandsimmons.co.uk  
www.douglasandsimmons.co.uk



From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.