



37 Williams Place, 170 Greenwood Way, Didcot, OX11 6GY



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Situated within the highly regarded Williams Place Retirement Living development for the over 70's, this beautifully presented first floor, one bedroom apartment offers independent living with the reassurance of excellent on site support and facilities. Having been redecorated and recarpeted within the last year, the property is ready to move straight into.

The development is surrounded by attractive landscaped gardens and provides an exceptional range of amenities, including a restaurant, 24 hour on site staffing, personal care packages, emergency pull cords throughout, a pendant emergency response system and a welcoming community atmosphere.



Tenure - Leasehold

The apartment is entered via a spacious entrance hall with a secure intercom entry system and a large walk-in storage cupboard.

Off the central hallway is the generous wet room which is fitted with a modern white three piece suite comprising a wc, vanity unit with wash hand basin and level access shower, offering both practicality and ease of use.

The double bedroom is well proportioned and benefits from a walk-in wardrobe, providing excellent storage.

There is a bright and comfortable sitting room featuring an attractive fireplace and enjoys an abundance of light from large windows and a single door opening onto a private balcony, the perfect place to sit and enjoy the surroundings.





A door leads through to the well appointed kitchen, which is fitted with a range of matching wall and base units, a stainless steel sink and drainer, an integrated electric oven, hob with extractor hood over, an integrated fridge and freezer.

Williams Place enjoys a convenient location with a range of everyday amenities close at hand, including an Asda supermarket, pharmacy, dentist and hairdressers. Excellent transport links are also nearby with regular bus services, Didcot Parkway railway station offering direct service to London and the West Country, and easy access to the motorway network, making it ideal for visiting family and friends.

This is an excellent opportunity to acquire a stylish low maintenance retirement apartment in a sought after development offering comfort, security and wonderful sense of community.

The annual service charge is £9,499.89 which includes on site staffing, one hours domestic assistance per week, and full communal areas, electricity, heating, lighting and power including the mobility scooter store. Upkeep of the grounds and exterior communal areas. Buildings insurance.

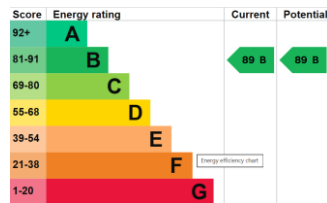
Also on site there is a hotel style guest suite for friends and relatives available for booking for overnight stays at a very reasonable rate.

Ground rent is £435 per annum.



Approximate Gross Internal Area = 57.3 sq m / 617 sq ft

Directions: From our office turn left onto High Street, at the roundabout, continue straight onto Station Road, continue onto Wantage Road, at the roundabout, straight onto High Road/ A4130, at the roundabout, take 1st exit onto Broadway/B4016, at the round about, take the 3rd exit onto Broad Way, go through 4 round abouts, at the round about, continue straight onto Wantage Road, follow B4493, turn right onto Greenwood Way, turn left to stay on Greenwood Way, turn right, turn left and the destination will be on the right.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

