

13 Pegasus Court Mill Street, Wantage, OX12 9GZ

£150,000 Leasehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A well presented one-bedroom ground-floor apartment in the prestigious Pegasus Court retirement development for the over-60s.

This spacious and light-filled home features a generous double bedroom with built-in wardrobes, and a well-proportioned living room with direct access to a private patio area, perfect for enjoying the attractive communal gardens. The kitchen is modern and well equipped and the spacious bathroom features a walk in shower and separate bath. Additional benefits include a large hallway storage cupboard, and a 24-hour emergency pull-cord system for added peace of mind.

Pegasus Court remains one of Wantage's most sought-after retirement complexes, ideally situated just a short walk from the vibrant Market Place and local amenities. Residents enjoy an excellent range of on-site facilities, including a spacious communal lounge, a laundry room, a House Manager, and a guest suite for visitors. The development also features a secure entry system and gated on-site parking.

The management fee is £1300 every April and October.
Half-yearly ground rent is £230
Lease Length: 107 Years remaining

Some material information to note: Leasehold apartment. Electric heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.







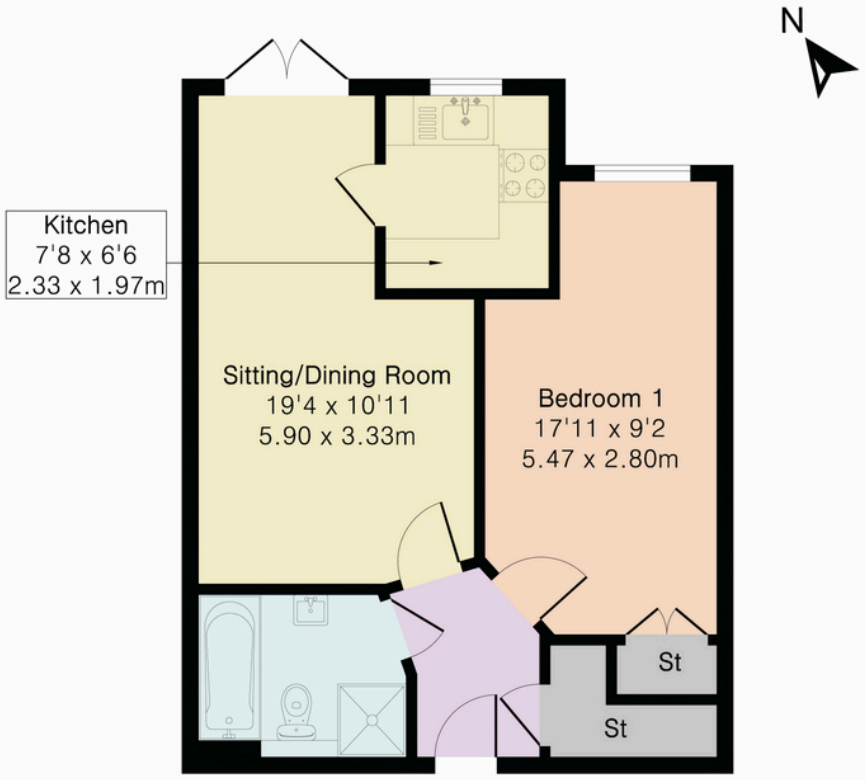
Key Features

- Ground floor one bedroom apartment
- Sitting room with French doors to private patio
- Landscaped communal gardens
- Emergency pull cord system within the apartment
- House manager and residents facilities
- Council tax band: B, EPC: D

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Doomsday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

Approximate Gross Internal Area 516 sq ft - 48 sq m



Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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