

DOUGLAS & SIMMONS

12, Fleur de Lis, 15 Church St

Wantage, Oxfordshire

Apartment, 12 Fleur de Lis, 15 Church St, Wantage, Oxfordshire, OX12 8GE

Guide Price £205,000 Leasehold

An outstanding opportunity to secure a premium, dual-aspect retirement apartment within the prestigious Fleur-de-Lis development in Wantage. Occupying a highly desirable first-floor corner aspect, this meticulously designed property spans approximately 678 sq. ft. of bright, versatile living accommodation tailored specifically for individuals aged 60 and over.

• An exclusive development of 32 beautifully appointed 1 & 2 bedroom apartments for the over 60's • Stunning 1 bed 2 bathroom, first floor dual aspect apartment • Parking available (subject to permit availability) • c.855 sq ft of highly specified accommodation • Pets permitted (subject to approval) • Energy efficient home • Fabulous communal facilities • On site Lifehost Mon - Fri • No onward chain • Constructed in 2017 by Renaissance Homes (Now Pegasus Homes)





LOCATION

Award winning Wantage is an attractive market town, 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, coffee shops, 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

An outstanding opportunity to secure a premium, dual-aspect retirement apartment within the prestigious Fleur-de-Lis development in Wantage. Occupying a highly desirable first-floor corner aspect, this meticulously designed property spans approximately 678 sq. ft. of bright, versatile living accommodation tailored specifically for individuals aged 60 and over.

The home centres around a generous, light-filled living room. The kitchen is styled to an exceptional standard, featuring solid Silestone work surfaces and a full suite of integrated Neff appliances.

The comfortable main bedroom layout benefits from its own dedicated luxury en suite shower room and attractive arched windows allowing plenty of light. The apartment also provides an additional standalone shower room accessible off the hallway, delivering added convenience for both residents and visiting guests.

The development also prioritises safety and peace of mind, with a 24-hour emergency care line and the presence of an on-site Life host Monday - Friday. For those who wish to have family visit, guest suites are available, ensuring that loved ones can stay comfortably.

This retirement property is pet-friendly, allowing residents to bring their furry companions, subject to prior approval. Additionally, on-site parking is available through a permit agreement, subject to availability.

In summary, Fleur-de-Lis Wantage offers a unique opportunity for a vibrant and fulfilling retirement lifestyle, combining luxury, community, and independence in a picturesque setting.

OTHER INFORMATION
Annual service charge and ground rent half yearly £4,800 p/a & £628.00 Jan -June payable in advance.
EER-B.
Long lease remaining of 241 years (250 from new).
Mains water, drainage and electricity connected.

FLOOR AREA

678.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND B







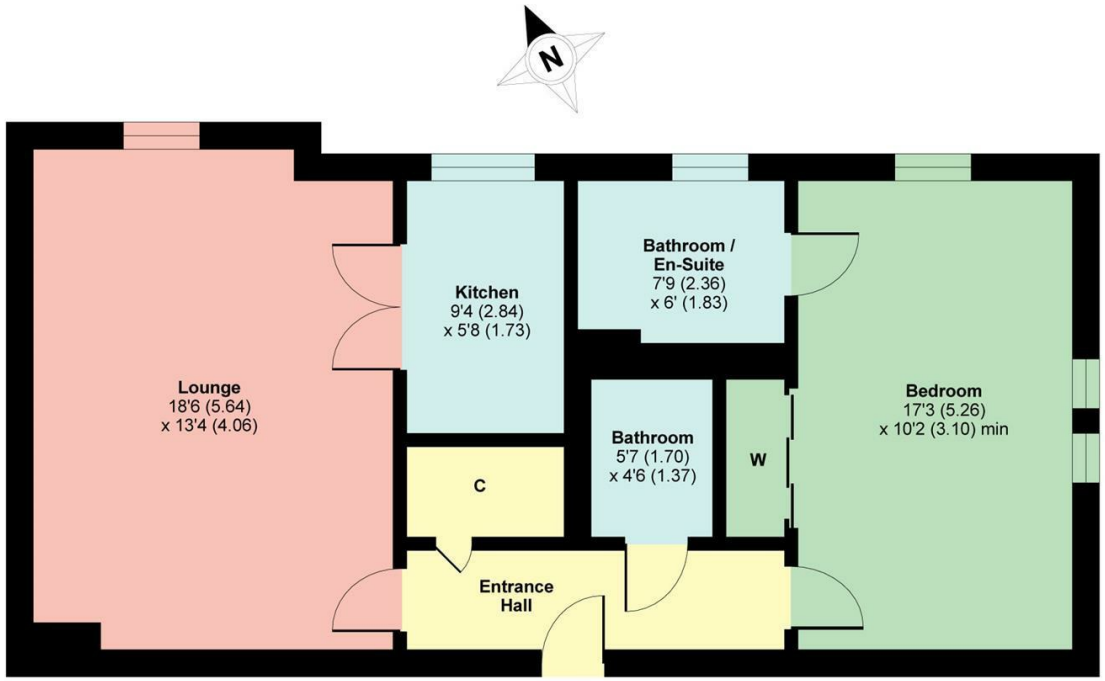






Apt12, Fleur-de-Lis, Church Street, WANTAGE, OX128BW

APPROX. GROSS INTERNAL FLOOR AREA 678 SQ FT 62.9 SQ METRES



FIRST 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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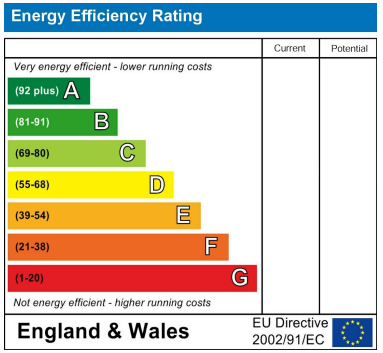

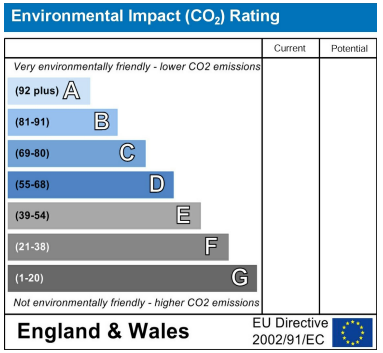

DIRECTIONS TO OX12 8GE

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The Property Ombudsman

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40 ST JAMES'S PLACE SW1

Viewing strictly by appointment with the agents Douglas and Simmons

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

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