



Flat 38, Richmond Village
Letcombe Regis, Wantage, OX12 9RG



DOUGLAS & SIMMONS

Richmond Village

Letcombe Regis, Wantage, Oxfordshire, OX12 9RG



A taste of retirement luxury this spacious one bedroom retirement apartment located in this tranquil village setting with the delightful views over the beautiful communal grounds including the lake.

LOCATION

Flat 38 at Richmond Village, Letcombe Regis is a beautifully presented second-floor assisted living apartment offering both comfort and independence in a peaceful setting. The apartment is spacious enough for two people if desired and benefits from stunning views over the lake from every window, filling the home with an abundance of natural light throughout the day. Maintained in excellent condition, the property offers generous storage and fitted wardrobes to ensure practical everyday living. Residents also benefit from ample visitor parking, along with a bespoke residents' parking space if required. The building is served by a spacious lift, providing easy access to the apartment and all village facilities. As part of the Richmond Village assisted living community, Flat 38 offers the reassurance of support services while allowing residents to enjoy their own private, well-appointed home.





THE PROPERTY

A taste of retirement luxury this spacious one bedroom retirement apartment located in this tranquil village setting with the delightful views over the beautiful communal grounds including the lake.

Indulgent retirement living with superb leisure facilities including a Spa, gym, swimming pool, restaurant and Bar. The complete retirement package also provides unrivalled care facilities if and when required.

Ground rent management/ service charge as as the bespoke independent living package is available.

Residents benefit from complimentary use of the spa, swimming pool, sauna and fully equipped gym, with a regular programme of exercise and balance classes. An exclusive restaurant provides a wide choice of freshly prepared meals, wines and weekly themed evenings, with the option of dining in your apartment if preferred. There is also a café, bowling green and award-winning landscaped gardens.

A varied weekly activities programme supports both physical and cognitive wellbeing, including fitness classes, quizzes, memory games, Scrabble, art groups, organised trips to Wantage and Newbury, and church services. A weekly bulletin details all upcoming events.

Practical support includes transport to GP and hospital appointments, prescription collection, daily housekeeping and laundry options, and a 24-hour emergency call system answered within minutes — providing reassurance for residents and their families.

Comprehensive service packages, covering meals, cleaning and laundry, are often comparable in cost to private care at home, while offering the added benefit of community, facilities and on-site support. Family and friends are welcome to dine, visit the café, or arrange overnight stays. Viewings are encouraged to appreciate the apartment, facilities and setting.

EER-B



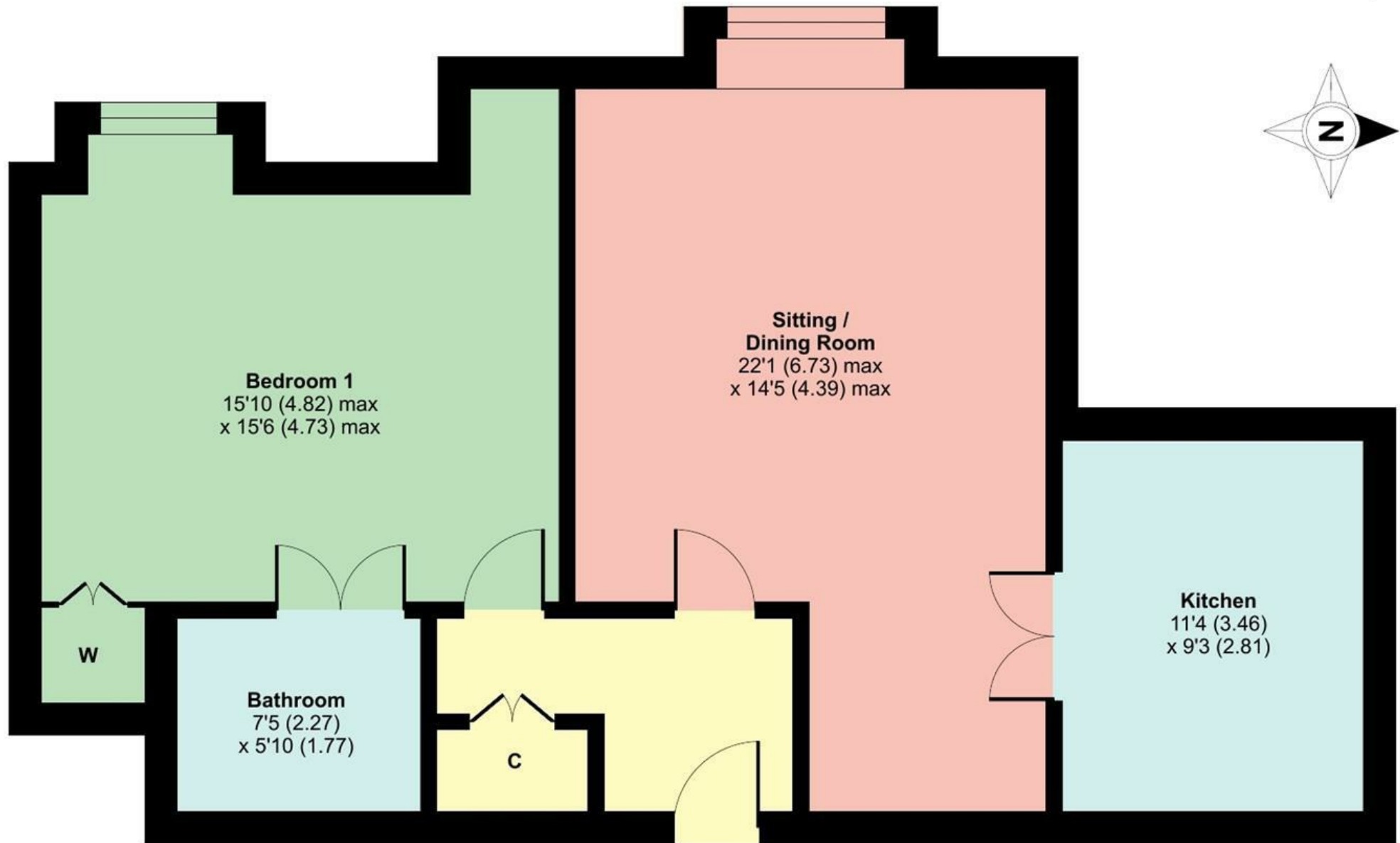




South Street, Wantage, OX12 9RG

Approximate Area = 750 sq ft / 69.7 sq m

For identification only - Not to scale



FIRST FLOOR

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		
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		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA 728.00 sq ft

VALE OF WHITE HORSE DISTRICT COUNCIL

BAND C

DIRECTIONS

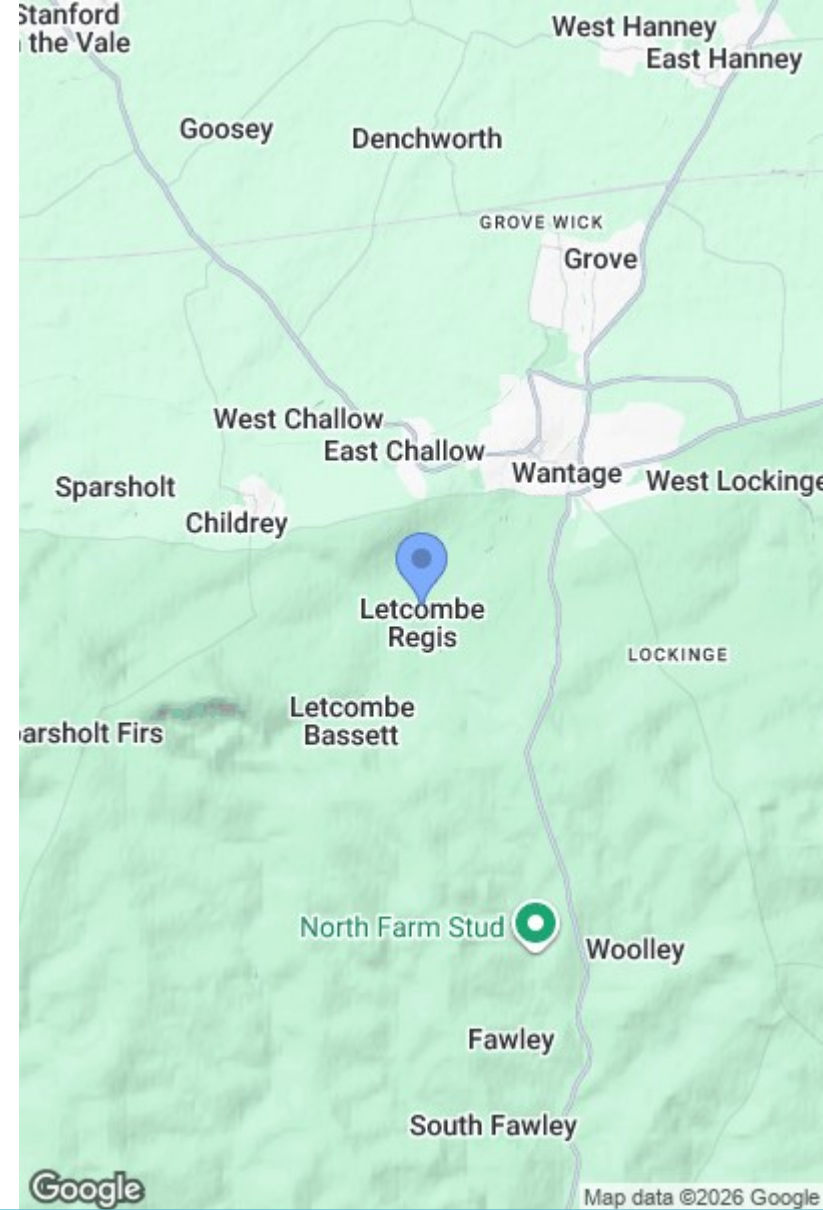
From Wantage Market Place, head south along Newbury Street (A338) towards Letcombe Regis and continue for approximately one mile, leaving Wantage and entering the village. As you come into Letcombe Regis, turn right into South Street, following the signs for Richmond Village Letcombe Regis. Continue up South Street, which rises uphill, and you will see the clearly signposted entrance to Richmond Village on your right. Visitor parking is available on site.

Viewings strictly by prior appointment with the sole agents Douglas & Simmons
Tel 01235 766222

Open 7 days a week

Other Material Information

- Ofcom mobile availability indicates good outdoor availability on EE, Three and Vodafone, with variable outdoor availability with O2
- Ofcom Broadband checker indicates standard and superfast broadband is available.
- Government Portal highlights this area as low flood risk
- We are unaware of any planning permissions that could negatively affect the property



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