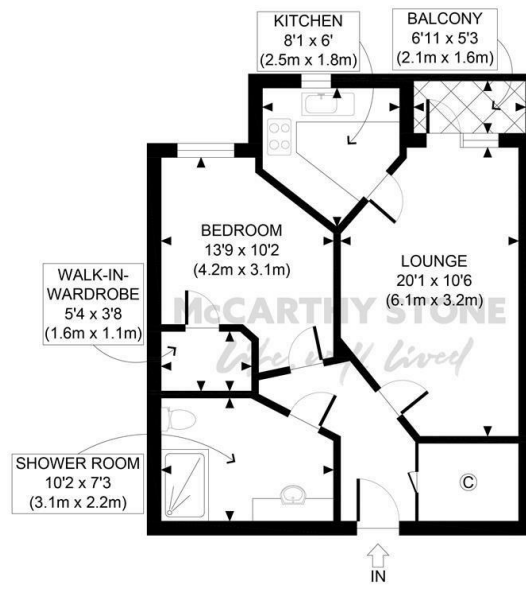


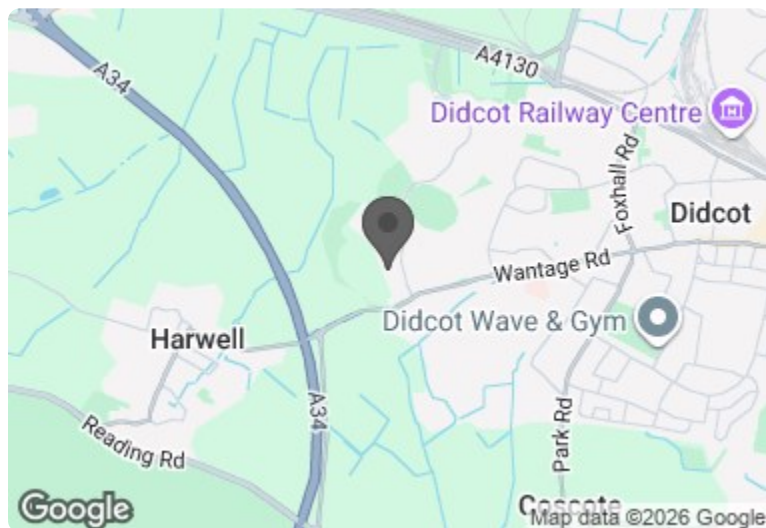
## 46 Williams Place

170 Greenwood Way, Didcot, OX11 6GY



<b>APPROX. GROSS INTERNAL FLOOR AREA 489 SQ FT / 45 SQM</b>	<b>Williams Place</b>
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date 16/07/25</small>
	<b>photoplan</b>

### Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### PRICE REDUCTION

## Asking price £158,000 Leasehold

This charming ONE BEDROOM apartment at Williams Place, Didcot, offers a delightful retreat for those seeking a peaceful lifestyle. Designed with comfort in mind, the property features a well-appointed reception room that provides a welcoming space for relaxation and socialising.

The bedroom is generously sized, ensuring a restful haven for its occupants. The apartment also boasts a modern bathroom, equipped with essential amenities to cater to your daily needs. One of the standout features of this property is the lovely WALK OUT BALCONY, which invites you to enjoy the fresh air and picturesque views, perfect for unwinding with a book or enjoying a morning coffee.

This apartment is particularly suited for retirement living, providing a tranquil environment that promotes a sense of community and well-being. With its convenient location in Harwell, residents can enjoy easy access to local amenities, ensuring that everything you need is within reach.

In summary, this one-bedroom apartment at Williams Place is an ideal choice for those looking to embrace a relaxed lifestyle in a friendly neighbourhood. Whether you are seeking a new home or a peaceful retreat, this property is sure to meet your needs.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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# Williams Place, 170 Greenwood Way,

# 1 Bed | £158,000

PRICE  
REDUCED

## Williams Place

Williams Place is a McCarthy & Stone Retirement Living PLUS development in Harwell, Didcot and boasts 32 stylish one bedroom and 28 two bedroom privately owned apartments for those over 70. The development is located in the heart of Great Western Park, with a wealth of amenities on its doorstep including an ASDA, dentist, pharmacy, coffee shop, hairdressers, takeaways and a warm inviting pub. There is a bus stop less than 100m from the development and Didcot Parkway Station is a 15 minute bus journey. Williams Place is located just 10 miles from Oxford and within easy reach of M4, A34 and M40.

The development offers multiple social spaces including landscaped gardens, an on-site table service restaurant, function room, homeowners lounge, salon and a guest suite. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in the hallway, shower room and bedrooms.

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## Entrance Hallway

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage/airing

cupboard. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Wall mounted thermostat. Door to cloakroom with WC and wash hand basin. Other doors lead to the living room, bedroom and shower room.

## Living Room

This living room is complimented by double glazed patio door and an additional double glazed floor to ceiling window. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed door lead into a separate kitchen.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Linoleum flooring.

## Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Large feature double glazed window. Emergency response pull cord.

## Shower Room

Full wet room with non slip flooring, tiled walls and fitted with suite comprising; level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

## Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

## Service Charge (breakdown)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £9,333.29 for the financial year ending 30th June 2026.

## Lease Information

999 years from the 1st June 2017

Ground rent: £435 per annum

Ground rent review: 1st June 2032

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Care & Support

The personal care services available at Williams Place can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

