



DOUGLAS & SIMMONS



22, Betjeman Court Portway,

Wantage, Oxfordshire

22 Betjeman Court Portway, Wantage, Oxfordshire, OX12 9BW

Guide Price £219,950 Leasehold

A very spacious c.705 sq ft, light and airy two-bedroom top-floor retirement apartment, ideally situated in a convenient town-centre location close to local shops and amenities. The apartment offers an attractive triple aspect outlook and a range of recent improvements, with no onward chain and vacant possession.

- Triple aspect apartment with views • Brand new carpets • Refitted shower room • 2 bedrooms • Spacious living room with dual windows • Emergency 24 hour pull cord system • Excellent range of communal facilities • Vacant possession and no onward chain • modern thermodynamic electric radiators (by Vantage) that can be individually programmed. • Communal gardens and residents parking



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', 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, cafes, 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. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. 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

A very spacious c.705 sq ft, light and airy two-bedroom top-floor retirement apartment, ideally situated in a convenient town-centre location close to local shops and amenities. The apartment offers an attractive triple aspect outlook and a range of recent improvements, with no onward chain and vacant possession.

The apartment features a wonderful living room with dual aspect windows, providing an abundance of natural light and attractive views. The accommodation further comprises a fitted kitchen with integrated appliances and a different vista, as well as two double bedrooms, one has a built-in wardrobe, a superbly refitted shower room and a welcoming entrance hall.

Further benefits include brand new carpets, emergency pull-cord system throughout, modern thermodynamic electric radiators (by Vantage) that can be individually programmed and double glazing.

The development offers an excellent range of communal facilities, including a residents' lounge, guest suite, communal laundry room with washing machines and tumble dryers, and a residents' House Manager.

Outside, residents can enjoy well-maintained communal gardens and communal parking.

SERVICES

All mains services connected except gas.

Electric heating modern thermodynamic electric radiators EER-C.

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<https://www.ofcom.org.uk/>.

FLOOR AREA

705.00 sq ft

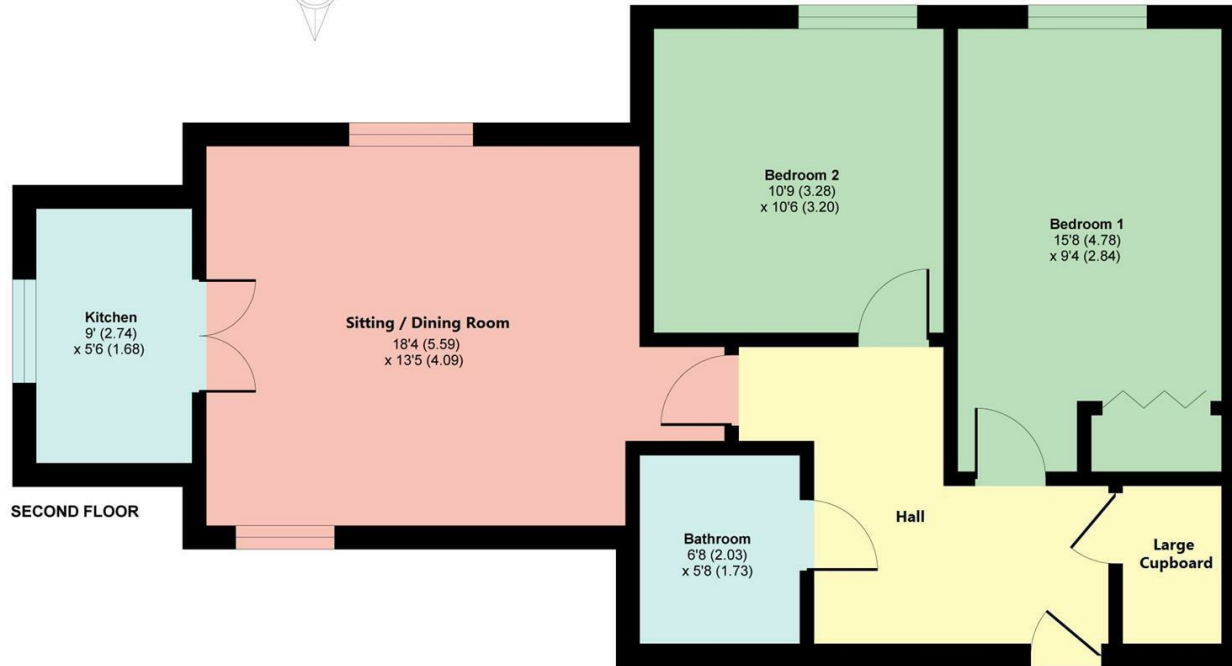
Vale of White Horse District Council
COUNCIL TAX BAND C



22 Betjeman Court, Portway, Wantage, OX12

Approximate Area = 705 sq ft / 65 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Douglas and Simmons Ltd. REF: 617303

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
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5. All measurements are approximate. **GRD/rd 092026**

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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	

DIRECTIONS TO OX12 9BW

Leave Wantage Market Place via Newbury Street, at the set of traffic lights turn right into Portway. Continue for a short distance taking the second turning on the right, which takes you into Betjeman Court.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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