



DOUGLAS & SIMMONS



12, Fleur de Lis,, 15 Church St

Wantage, Oxfordshire

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

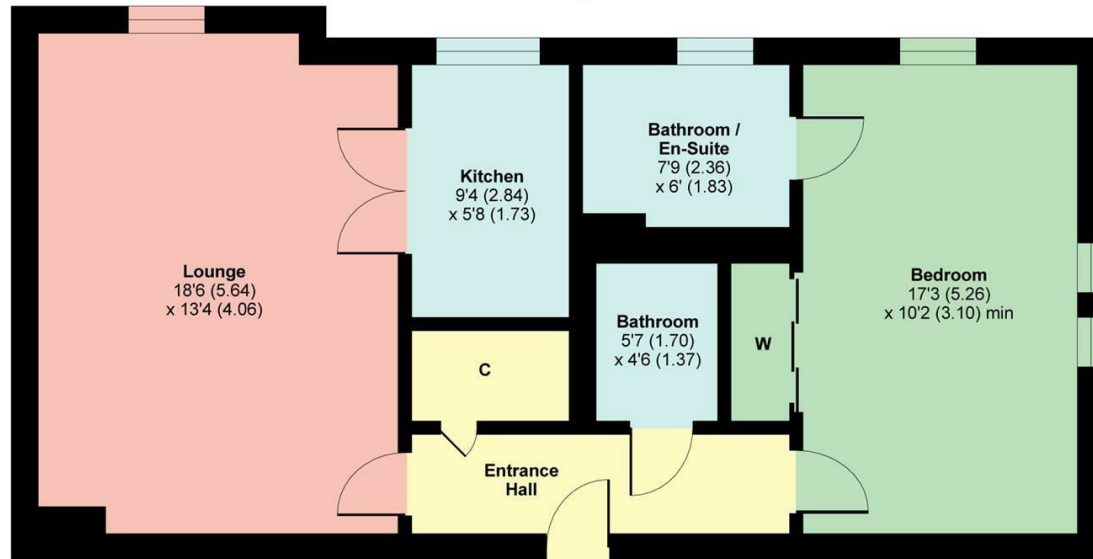
678.00 sq ft

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.

Copyright nichecom.co.uk 2018 Produced for Douglas and Simmons Ltd REF : 366748

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.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. GRD/RD 102026

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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 8GE

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



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



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

