



DOUGLAS & SIMMONS



2, Pegasus Court, Mill Street

Wantage, Oxfordshire

2 Pegasus Court, Mill Street, Wantage, Oxfordshire, OX12 9GZ

Guide Price £250,000 Leasehold

This one off individual and extremely spacious first floor coach house style retirement apartment c.1029 sq ft, exclusively located in an original period building of this former engineering works which is now a retirement development. The property enjoys all the benefits of the main stream retirement properties within Pegasus Court including attractive landscaped communal gardens and patio area, a shared residents lounge, residents' Development Manager, emergency pull cord system, guest suite, residents' laundry and gated car parking and come to the market.

- Spacious and well appointed accommodation c. 1029 sq ft • Good sized sitting/dining room • Modern kitchen • Master bedroom with en suite plus a further double bedroom • Shower room • Town centre location • No onward chain



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

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Further features of note include own private front door with stair lift to the first floor, entrance hall, spacious sitting/dining room as well as a well-appointed and good sized kitchen affording a range of built in appliances. In addition the property offers 2 double bedrooms, one with en-suite bathroom and a separate shower room.

LEASEHOLD

Annual charges: Ground Rent - TBC

Maintenance Charges - TBC

SERVICES

All main services connected except gas

Electric heating

Agents note: Pictures used are from archive.

FLOOR AREA

1029.00 sq ft

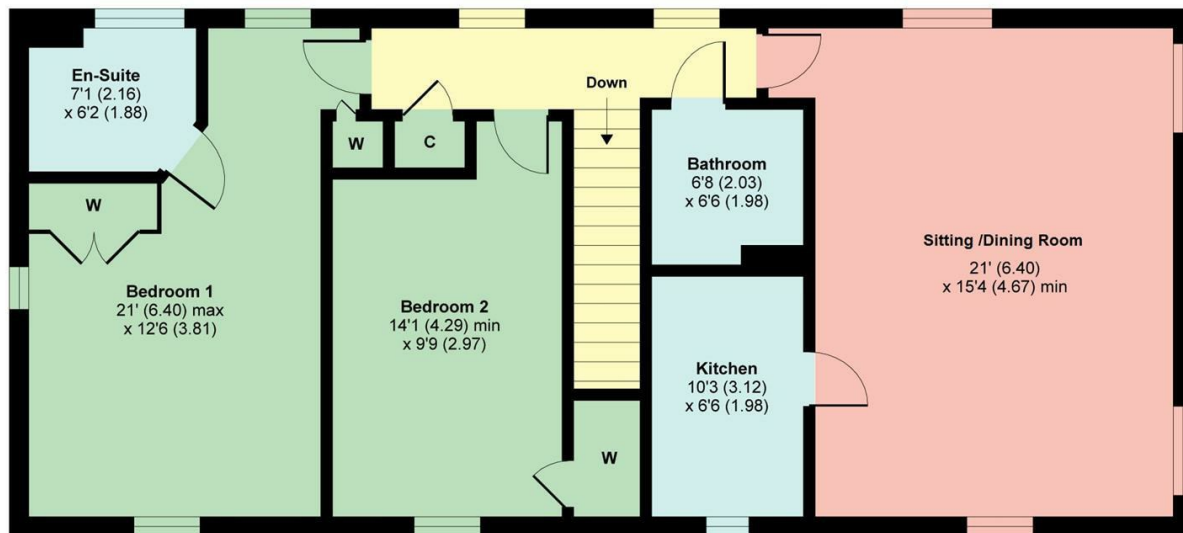
Vale of White Horse District Council

COUNCIL TAX BAND C



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APPROX. GROSS INTERNAL FLOOR AREA 1029 SQ FT 95.6 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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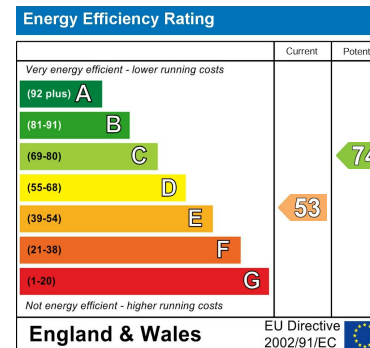
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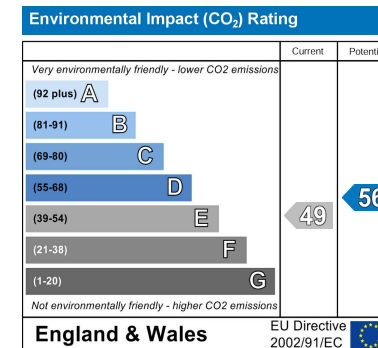
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2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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5. All measurements are approximate. GRD/rd 2026

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DIRECTIONS TO OX12 9GZ

Leave Wantage market place via Mill Street and continue down passing the Mill. The entrance for the development will be found on the left hand side via a gated entrance just passed The Lamb public house.



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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