



DOUGLAS & SIMMONS



27, Pegasus Court, Mill Street

Wantage, Oxfordshire

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

Guide Price £140,000 Leasehold

A well presented one bedroom first floor apartment with an attractive outlook over Betjeman Park, situated in this sought after retirement development within walking distance to the town centre. Offered for sale with the benefit of no onward chain.

- Living/dining room with juliette balcony • Kitchen with built in appliances • Modern shower room • Double bedroom with built in wardrobes • Large walk in storage cupboard • Attractive landscaped communal gardens • Residents' laundry • Residents' Development Manager • Residents lounge • Gated car park



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 well presented one bedroom first floor apartment with an attractive outlook over Betjeman Park, situated in this sought after retirement development within walking distance to the town centre. Offered for sale with the benefit of no onward chain.

The accommodation comprises entrance hallway with good sized storage cupboard, a modern kitchen affording a number of built in appliances, a good sized sitting/dining room featuring a Juliette balcony enjoying views over Betjeman Park. The property is further complemented with a double bedroom with built in wardrobes as well as a modern shower room with a double shower cubicle.

This gated town centre development benefits from 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.

Ground Rent: £394.24 Half yearly in advance Oct - March TBC

Service Charge: Half yearly £1,604.70 April - Oct TBC

Services: All mains services connected except gas
Electric Heating.
EER-B.

Ofcom

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FLOOR AREA

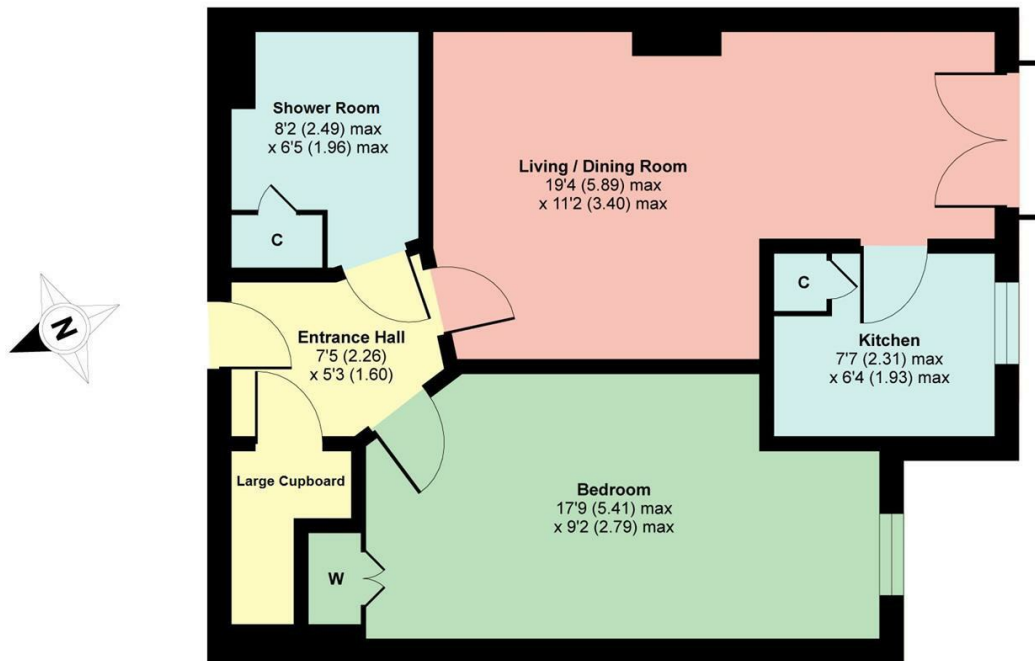
528.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND B



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APPROX. GROSS INTERNAL FLOOR AREA 528 SQ FT 49.1 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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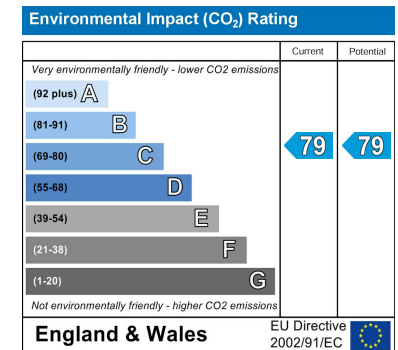
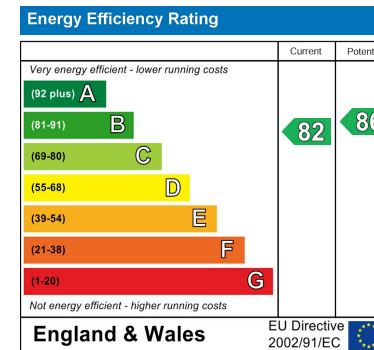
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DIRECTIONS TO OX12 9GZ

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 pub.

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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