



170 Greenwood Way, Harwell, Didcot

£1,250 PCM

- Almost new ground floor apartment
- Residents table service restaurant, domestic assistance, lounge area, salon and overnight guest suite
- Range of personal care packages to suit individual requirements
- Modern kitchen with integrated appliances
- Wet room
- Private outside patio area
- Emergency pull cord call system for peace of mind and 24 hour on site staffing
- Spacious living room
- Double bedroom with walk-in wardrobe
- Parking permit by arrangement



DOUGLAS & SIMMONS

DESCRIPTION

Comfortable, stylish retirement-lifestyle living at its best.

A SUPERB ONE BEDROOM APARTMENT FORMING PART OF THIS PRESTIGIOUS DEVELOPMENT exclusively for the over 70's in the heart of Great Western Park on the edge of Harwell village.

The apartment was built by renowned retirement specialists Messrs McCarthy & Stone, and in addition to the pristine personal accommodation offers an excellent range of communal facilities including landscaped gardens, an excellent value on-site table service restaurant at greatly subsidised prices, function room, resident's lounge, salon and overnight guest suite.

The development also includes a dedicated on-site house manager and an hours weekly domestic assistance for the apartment. Further peace of mind is presented with a 24hr emergency call system provided by a personal pendant and also by prominent static points within the apartment.

The light and airy apartment offers a spacious living room with feature fireplace and glazed door to the personal patio, a fully fitted kitchen with integrated appliances, double bedroom with walk in wardrobe and a shower wet room. There is also parking provision available if required, subject to availability and permit from the house manager.

AVAILABLE FROM MID MARCH, A SHORT TERM TENANCY MAY ALSO BE CONSIDERED.

EPC Rating B
Council Tax Band B

A non-refundable holding deposit of one weeks rent totalling £288.46 is required to reserve this property.
Agents note: Pictures are from agents archive taken in 2022.



LOCATION

Twinned with Meylan in south east France, Didcot is a popular market town which has been the subject of great investment and development, renowned for its association with the Great Western Railway, now having the benefit of a very comprehensive range of facilities and amenities to include the recently added Orchard shopping centre, Sainsburys and Tescos supermarkets, banks, new health centres, community hospital, dentists, churches, leisure facilities including a cinema, sports centre, and indoor swimming pool as well as a good selection of pre-school and primary education and also secondary all girls' and boys' schools with Didcot Girls and St Birinus. Didcot has excellent road links via the A34 Oxford Winchester route leading to the M40 (North) and M4 (South) at nearby Milton where the is also the extensive Milton Business Park, as well as main line links via Didcot Parkway providing easy commuting to Oxford, Reading and London (Paddington c.45 mins). Ladygrove itself also has a precinct of amenities including a pub, dentist, take away and nursery school as well a two popular modern primary schools. Further information on the town can be found at www.didcot.com.

DIRECTIONS

On entering Didcot from Harwell on the B4494 at the traffic lights turn left into Greenwood Way (by the UTC College) and follow the road into Great Western Park, taking the second turning left into Candytuft Way where the development can be found.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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	EU Directive 2002/91/EC

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

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

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
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 tenants should not rely on them as statements or representations of fact, but 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.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

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.



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