

DOUGLAS & SIMMONS

18, Pegasus Court,

Wantage, Oxfordshire

18 Pegasus Court, Wantage, Oxfordshire, OX12 9GZ

Guide Price £240,000 Leasehold

A fantastic opportunity to acquire a rarely available, two-bedroom first-floor retirement apartment, situated within one of Wantage's most sought-after developments. Offered for sale with the distinct advantage of no onward chain, this bright and highly secure apartment is perfectly tailored for comfortable, independent living.

• Near to the centre of town for shops • Two double bedrooms, both with large built in wardrobes • First floor at the front of the building with street view • Fitted with brand new carpets and bathroom flooring • Resident's House Manager, communal lounge, guest suite and laundry • Large shower room with own washing machine and tumble dryer • Private gated car park • Kitchen with built in appliances • Light and airy living/dining room • 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. 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 fantastic opportunity to acquire a rarely available, two-bedroom first-floor retirement apartment, situated within one of Wantage's most sought-after developments. Offered for sale with the distinct advantage of no onward chain, this bright and highly secure apartment is perfectly tailored for comfortable, independent living.

Upon entering, you are welcomed by a large, inviting entrance hallway equipped with 2 good sized built-in storage cupboards, an airing cupboard housing a new boiler and additional storage space. The heart of the home is the spacious sitting/dining room, which centres around a feature fireplace with an electric fire insert. The property is situated at the front of Pegasus Court, benefitting from a street view.

The accommodation continues with a separate, modern kitchen with all appliances built-in, two double bedrooms both with large built-in wardrobes.

The apartment is completed with a large shower room which is fitted with a freestanding washing machine and tumble dryer.

The apartment has new carpets throughout and new flooring in the bathroom.

The development also benefits from attractive communal gardens and patio area backing directly onto Betjeman Park with a delightful route to the church and the town.

THE DEVELOPMENT & FACILITIES
Pegasus Court offers an exceptional retirement community lifestyle. The secure, gated grounds feature beautifully landscaped communal gardens and a patio area, a shared residents' lounge for socialising, and a dedicated residents' laundry room. For visitors, a guest suite is available on-site. There is a lift to all floors.

Peace of mind is paramount, with a residents' House Manager based on-site, a 24-hour emergency pull-cord system installed throughout the apartment, and secure, gated residents' car parking.

SERVICES.
All mains services connected except gas.
Electric Central Heating.
Service Charge: £4406 Per Annum
Ground Rent: £857.20 Per Annum
Lease Length: 107 Years remaining.













FLOOR AREA

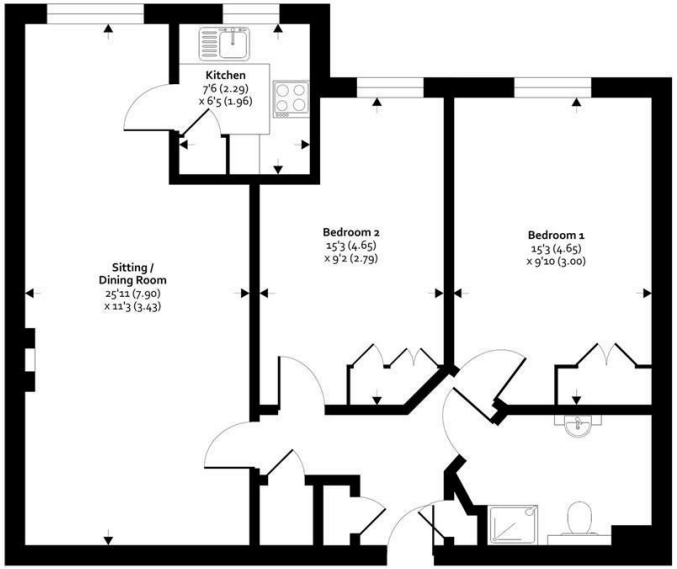
748.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C

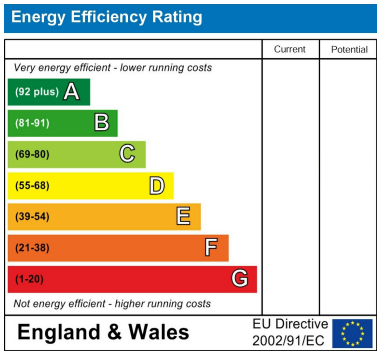
18 Pegasus Court, Mill Street, Wantage, OX12 9GZ

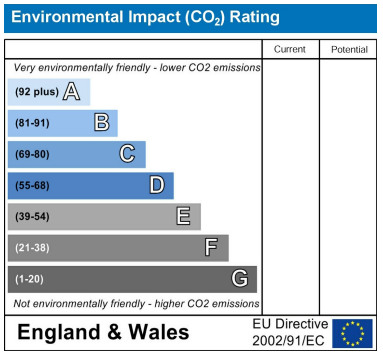
Approximate Area = 748 sq ft / 69.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Green & Co. REF: 1180009





DIRECTIONS TO OX12 9GZ

Leave the market square via Mill Street and continue down passing the Mill., where the entrance for the development will be found on the left hand side via a gated entrance just after The Lamb pub.

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.

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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.
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.
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5. All measurements are approximate. GRD/RD 092026

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The Property Ombudsman

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Viewing strictly by appointment with the agents
Douglas and Simmons

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