

DOUGLAS & SIMMONS

2 Betjeman Court, Portway,

Wantage, Oxfordshire

2 Betjeman Court Portway, Wantage, Oxfordshire, OX12 9BW

Guide Price £119,950 Leasehold

A ground floor town centre one bedroom retirement apartment built by Messrs McCarthy & Stone completed in the summer of 2005, the property has been recently re-carpeted and redecorated.

• End of chain • Ground floor apartment • Recently re-carpeted • Re-painted recently • Patio space and outdoor area • Residents House Manager and communal lounge, laundry and guest suite • Emergency pull cord system fitted throughout the apartment • Double bedroom with fitted wardrobes





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.40mins)

DESCRIPTION

A ground floor town centre one bedroom retirement apartment built by Messrs McCarthy & Stone completed in the summer of 2005, the property has been recently re-carpeted and redecorated. The accommodation comprises of an entrance hall with large storage cupboard, sitting room with dining area and French doors to the outside, where there is a patio within well-kept communal gardens; an extensively fitted kitchen, double bedroom with built in wardrobes and a bathroom. Further features of note include double glazing and Economy 7 electric heating. The development itself boasts a communal resident's lounge and guest suite, a laundry room and a lift to all floors, as well as parking. For peace of mind there is a resident's house manager and the apartment is fully fitted with an emergency pull cord system.

END OF CHAIN

SERVICES
All mains services connected except gas.
Modern electric heating.

Lease 125 years from 1 May 2005. Long lease remaining.
Ground rent £395p.a. (£197.50 every 6 months)
Annual service charge approx. £3900 (£1946.42 from1 September 2023 to 29 February 2024 every 6 months)











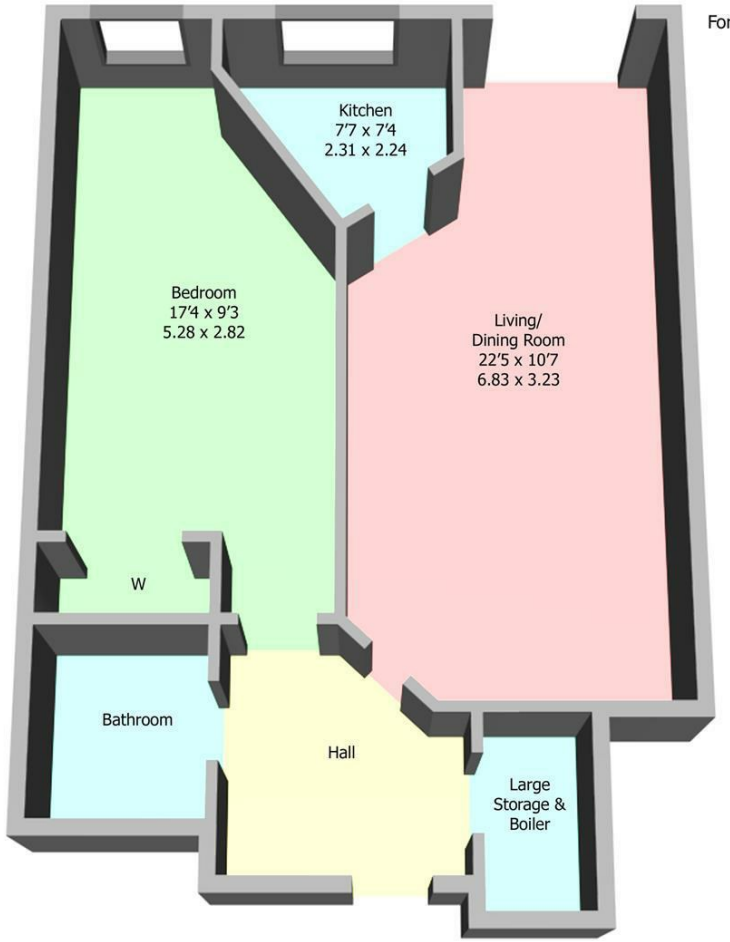


FLOOR AREA

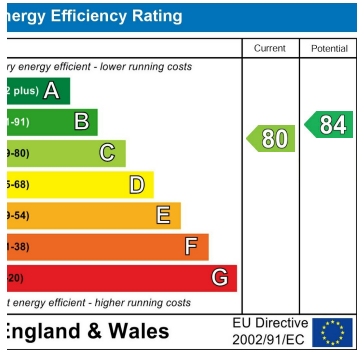
530.00 sq ft

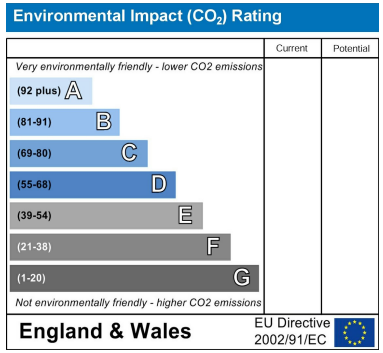
Vale of White Horse District Council
COUNCIL TAX BAND

2 Betjeman Court
530 sq.ft. approx.
49 sq.m. approx.



For illustrative purposes only. Not to scale.
Plan indicates property layout only.





DIRECTIONS TO OX12 9BW
what3words:///swam.maximum.jots

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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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