



South Street, Letcombe Regis, Wantage
Oxfordshire, £275,000

Waymark

South Street, Wantage OX12 9SQ

Oxfordshire

Leasehold

Lovely, Spacious One Bedroom First Floor Apartment | Independent Living With Full Use of The Village Amenities | Open Plan Living/Dining Room With Double Doors To Modern Fitted Kitchen | Balcony With Pleasant Views Over Mature Gardens | Large Bedroom With Built-In Wardrobes & Access To 'Jack & Jill' Shower Room | Fully Licensed Restaurant, Piano Bar & Cafe | Allocated Parking Space

Description

Offered for sale with no onward chain is this lovely one bedroom first floor independent living apartment situated in a pleasant position within the development, benefitting from a balcony overlooking mature established gardens adding to the overall privacy.

The entrance hall gives access to the stairs leading up to the first floor accommodation, which provides a spacious landing with useful storage cupboard and utility cupboard with space for appliances. The light and airy living room boasts a feature fireplace, double doors onto the balcony and double doors to the modern fitted kitchen. The kitchen offers a range of wall and floor mounted cupboards with built-in appliances to include 'Bosch' fridge freezer, washer/dryer and dishwasher along with Neff double oven and ceramic hob. The dual aspect bedroom benefits from built-in wardrobes, access to the 'Jack and Jill' shower room and pleasant views to the rear.

Externally the property fronts onto beautiful communal landscaped gardens with seating. Furthermore, there is an allocated parking space.

When purchasing a property within the Richmond Village in Letcombe Regis, you will have access to a plethora of on-site facilities including: Wellness Spa with swimming pool, full gym and range of treatments Lakeside Restaurant and Piano Bar, open 7 days a week - private dining is available Arts, Crafts, Library & IT Room Bowling & croquet available on the village green Lodge Cafe & shop Extensive communal grounds & gardens to enjoy Pavilion Walk provides independent living for its owners. Additional care services are available and are provided by Richmond Villages, who are the operator.

The property is available to purchase by way of a Long Leasehold which has 114 years remaining. An annual service charge and ground rent are payable and there is a transfer fee payable upon resale. Further information is available on this from the agents. The property is heated centrally via a gas fired boiler and is connected to mains electricity, water & drainage.

Location

Letcombe Regis is a delightful village nestled at the foot of the Berkshire Downs, to the south of the county of Oxfordshire. The market town of Wantage is just 2 miles east of the village and provides a comprehensive range of retail, leisure and educational facilities. There are good transport links with the M4 motorway and mainline rail links into London from Didcot, Swindon & Oxford.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



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Wantage Office

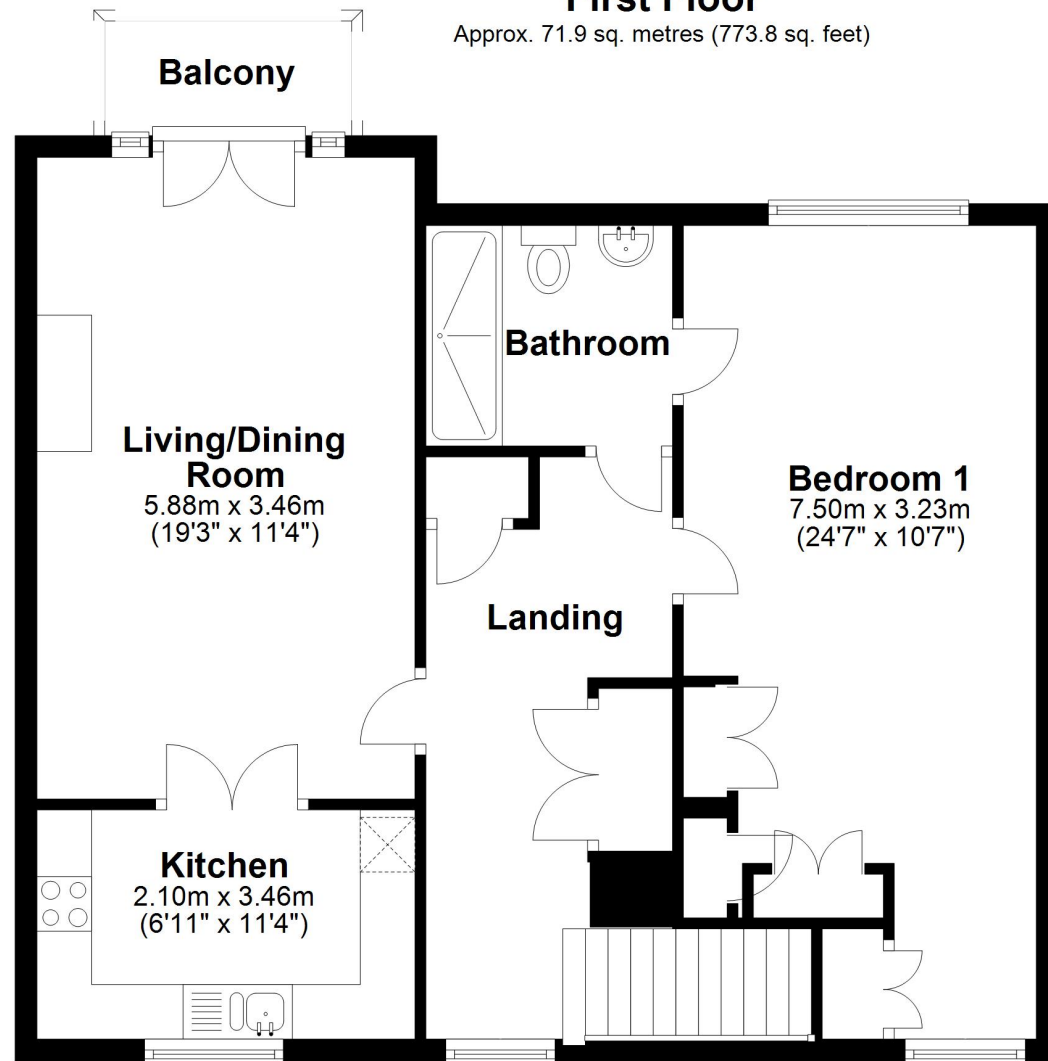
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	81
		EU Directive 2002/91/EC	

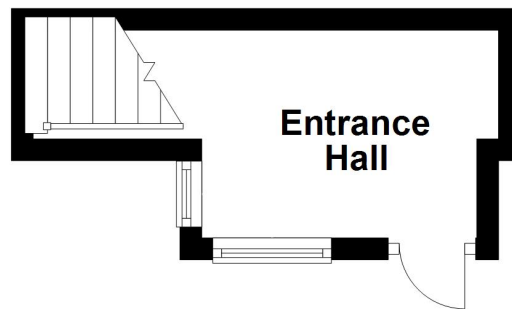
First Floor

Approx. 71.9 sq. metres (773.8 sq. feet)



Ground Floor

Approx. 6.5 sq. metres (70.2 sq. feet)



Total area: approx. 78.4 sq. metres (844.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

