



Betjeman Court, Wantage OX12 9BW  
Oxfordshire, £145,000

# Portway, Wantage OX12 9BW

Oxfordshire

Leasehold

No onward chain | Spacious apartment | Beautifully presented | South facing sitting room and kitchen | Double bedroom with built in wardrobe | Views across the school playing fields and beyond | Walking distance of the town centre | Emergency 24 hour pull cord | Excellent range of communal facilities

## Description

A beautifully presented 1 bedroom first floor apartment, located in the popular Betjeman Court retirement development. The apartment is located on the first floor and can be accessed via two sets of stairs or a lift, accessed from the main entrance foyer.

The property provides a central hall with a large storage cupboard, a spacious sitting room with a feature fire place and a dining area with views to the south across school playing fields and beyond. The kitchen is to the side of the sitting/dining room and is fitted with a range of floor and wall mounted units, a Zanussi electric oven, AEG electric hob and a built in freezer. There is space for an undercounter fridge and plumbing for a washing machine or dishwasher.

The bedroom is of a generous size with windows to both the south and the east and there is a fitted wardrobe with sliding mirrored doors. A bathroom completes the apartment. There is a 24 hour emergency pull cord system fitted within the property.

There are a number of communal facilities available within the building, which include a residents sitting room with a small kitchen, laundry facilities, the use of a guest bedroom suite, use of the communal gardens and there is an onsite manager. There is limited communal parking to the front of the property.

The property is available to purchase by way of the 125 year long leasehold which was granted in 2005 and there is an annual service charge payable of £2,953 and an annual ground rent of £395, both of which are payable half yearly.

The property is heated via electric wall mounted heaters and is connected to mains water, electricity and drainage. There is no gas to the property.

## Location

Betjeman Court is conveniently located within a short walking distance of the market centre of Wantage and adjacent to the Portway car park. Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: B



| 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 |   |         |           |
|   |   | 78      | 82        |

England, Scotland & Wales EU Directive 2002/91/EC



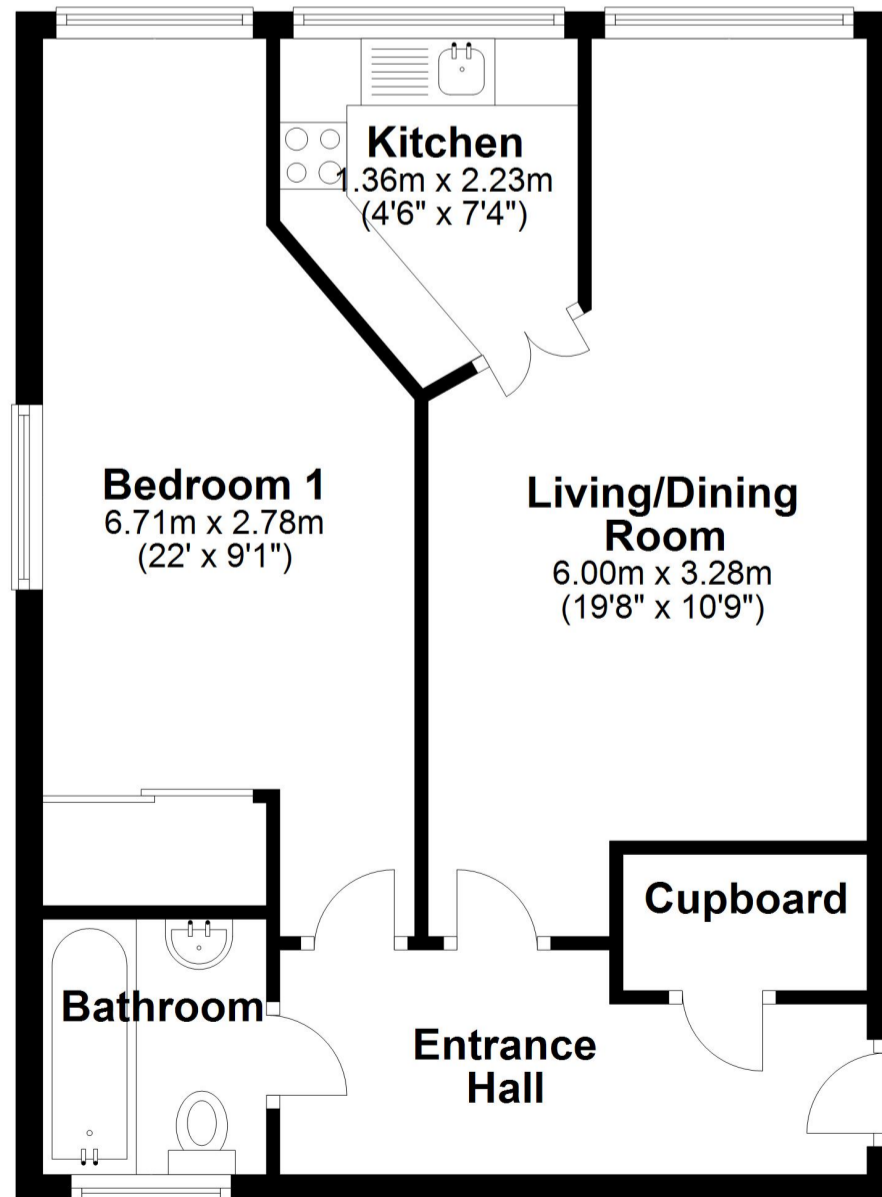
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## First Floor Apartment

Approx. 52.9 sq. metres (569.9 sq. feet)



Total area: approx. 52.9 sq. metres (569.9 sq. feet)

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.