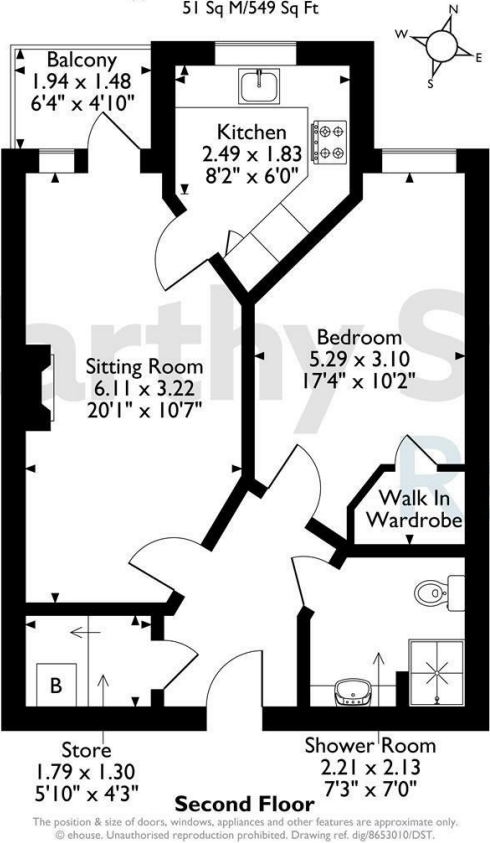


51 Williams Place

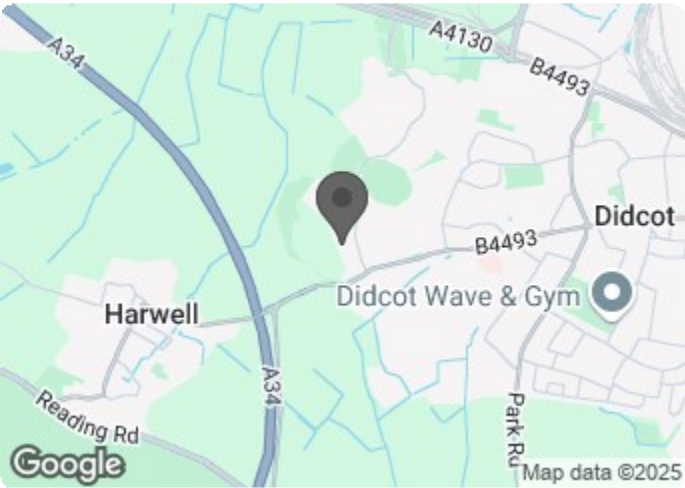
170 Greenwood Way, Harwell, OX11 6GY



51 Williams Place, 170, Greenwood Way, Harwell, Didcot, Oxfordshire  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



Council Tax Band: B



| Energy Efficiency Rating                    |           |                                                                                       |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                             |
| Very energy efficient - lower running costs |           |                                                                                       |
| (92 plus) <b>A</b>                          | <b>86</b> | <b>86</b>                                                                             |
| (81-91) <b>B</b>                            |           |                                                                                       |
| (69-80) <b>C</b>                            |           |                                                                                       |
| (55-68) <b>D</b>                            |           |                                                                                       |
| (39-54) <b>E</b>                            |           |                                                                                       |
| (21-38) <b>F</b>                            |           |                                                                                       |
| (1-20) <b>G</b>                             |           |                                                                                       |
| Not energy efficient - higher running costs |           |                                                                                       |
| England & Wales                             |           |                                                                                       |
| EU Directive<br>2002/91/EC                  |           |  |



Asking price £180,000 Leasehold

\*SUPERB ONE BEDROOM MODERN RETIREMENT APARTMENT WITH WALK-OUT BALCONY\* - PART OF MCCARTHY & STONE'S RETIREMENT LIVING PLUS RANGE (previously known as Assisted Living).  
\*Redecorated and recarpeted throughout\*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

# Williams Place, 170 Greenwood Way, Harwell, Didcot, Oxfordshire, OX11 6GY

**Williams Place**  
Williams Place is a McCarthy & Stone Retirement Living PLUS development in Harwell, Didcot and boasts 32 stylish one bedroom and 28 two bedroom privately owned apartments for those over 70.

The development is located in the heart of Great Western Park, with a wealth of amenities on its doorstep including a supermarket, dentist, pharmacy, coffee shop, hairdressers, takeaways and a warm inviting pub. There is a bus stop less than 100m from the development and Didcot Parkway Station is a 15 minute bus journey. Williams Place is located just 10 miles from Oxford and within easy reach of M4, A34 and M40.

The development offers multiple social spaces including landscaped gardens, an on-site table service restaurant, function room, homeowners lounge, salon and a guest suite. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in the hallway, shower room and both bedrooms.

**Entrance Hallway**  
\*Benefitting from being redecorated and recarpeted throughout\*



Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Wall mounted thermostat. Doors lead to the living room, bedroom and wet room.

**Living Room**  
This living room is complemented by a double glazed patio door which opens onto a walk-out balcony. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed door lead into a separate kitchen.

**Kitchen**  
A modern fitted kitchen with a range of high gloss base and wall units. An electronically operated UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

**Master Bedroom**  
Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Large feature double glazed window. Emergency response pull cord.

**Shower Room**  
Full wet room with anti-slip flooring, tiled walls and fitted with suite comprising; level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

**Parking Permit Scheme (subject to availability)**  
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first



## 1 bed | £180,000

served basis. Please check with the Estate Manager on site for availability.

- Service Charge (breakdown)**
- 24-Hour on-site staffing
  - 1 hour domestic assistance per week
  - Cleaning of communal windows
  - Water rates for communal areas and apartments
  - Electricity, heating, lighting and power to communal areas
  - 24 hour emergency call system
  - Upkeep of gardens and grounds
  - Repairs and maintenance to the interior and exterior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance

The annual service charge is £9,333.29 for financial year ending 30/06/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

**Lease Length**  
999 years from the 1st June 2017

**Ground Rent**  
Ground rent: £435 per annum  
Ground rent review: 1st June 2032

- Additional Information & Services**
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

