PRICE REDUCTION

McCarthy & Stone
RESALES

22 Williams Place 170 Greenwood Way, Didcot, OX11 6GY
Asking price £325,000 LEASEHOLD

For further details
please call 0345 5564104

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TWO DOUBLE BEDROOMS AND WALK-OUT BALCONY - PART OF McCARTHY & STONE's RETIREMENT LIVING PLUS RANGE (previously known as Assisted Living).

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 an ASDA, 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
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. Door to cloakroom with WC and wash hand basin. Other doors lead to the living room, bedrooms and shower room.

Living Room
This living room is complimented by double glazed french doors and an additional double glazed floor to ceiling feature window providing a dual aspect outlook. The french doors give access to 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. 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.

Bedroom Two
A good sized second double bedroom with large feature double glazed window. Central ceiling light fitting. TV point. Power sockets. Emergency response pull cord. This light and airy room could alternatively be used as a dining room, office or hobby room.

Shower Room
Full wet room with non 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.

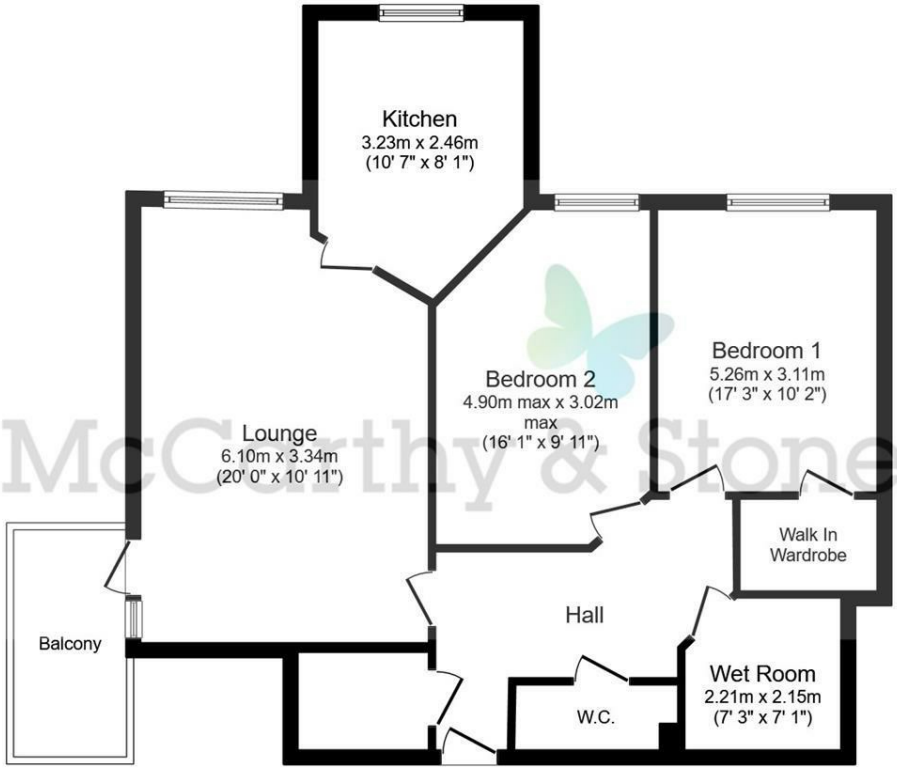
Parking Permit Scheme (subject to availability)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Service Charge (breakdown)
- 24-Hour on-site staffing
- 1 hours 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 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.

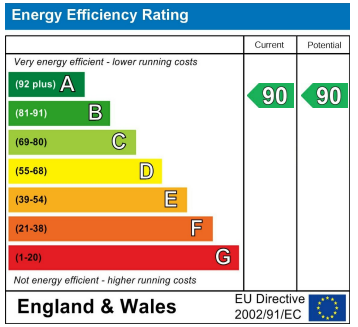
Lease Length
999 years from the 1st June 2017

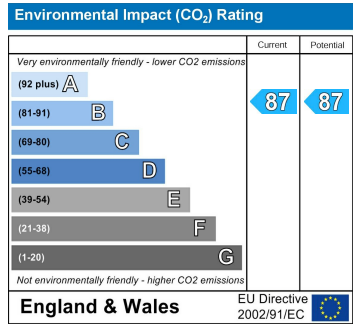
Ground Rent
Annual fee - £510



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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