



## 22 Brook View, Letcombe Regis

**Asking price £450,000**

LETCOMBE REGIS  
Wantage c2miles Didcot c10.9miles Oxford c18miles

AT LETCOMBE REGIS YOU ARE NOT SIMPLY BUYING AN APARTMENT, YOU ARE BUYING A WAY OF LIFE

This handsome apartment sits on the south western edge of the retirement village and has its own ground floor front door, entrance lobby and Stannah stair lift. The first floor accommodation is all elegantly proportioned with a generous sitting/dining room complete with balcony looking out over the grounds. There is a well appointed kitchen, hallway, two fine bedrooms, bathroom with wet room shower and a cloakroom. Double glazing, the finest eco friendly electric heating and an allocated parking space to the front.

The site is wonderfully well equipped with a very pretty thatched shop/cafe with its own garden, the perfect place to relax with a cup of coffee and a bun. There is a wellness centre offering beauty treatments and therapies of all sorts and this facility has a very fine swimming pool.

There is a restaurant with views of the lake, an immaculate bowling green and so much more.

There is on site transport making it easy to pop into Wantage to visit Waitrose or one of the other many delights of this small market town or simply for a change of scene.

125 year lease, circa 114 years remaining

Council Tax Band D £1940.05 2020/21



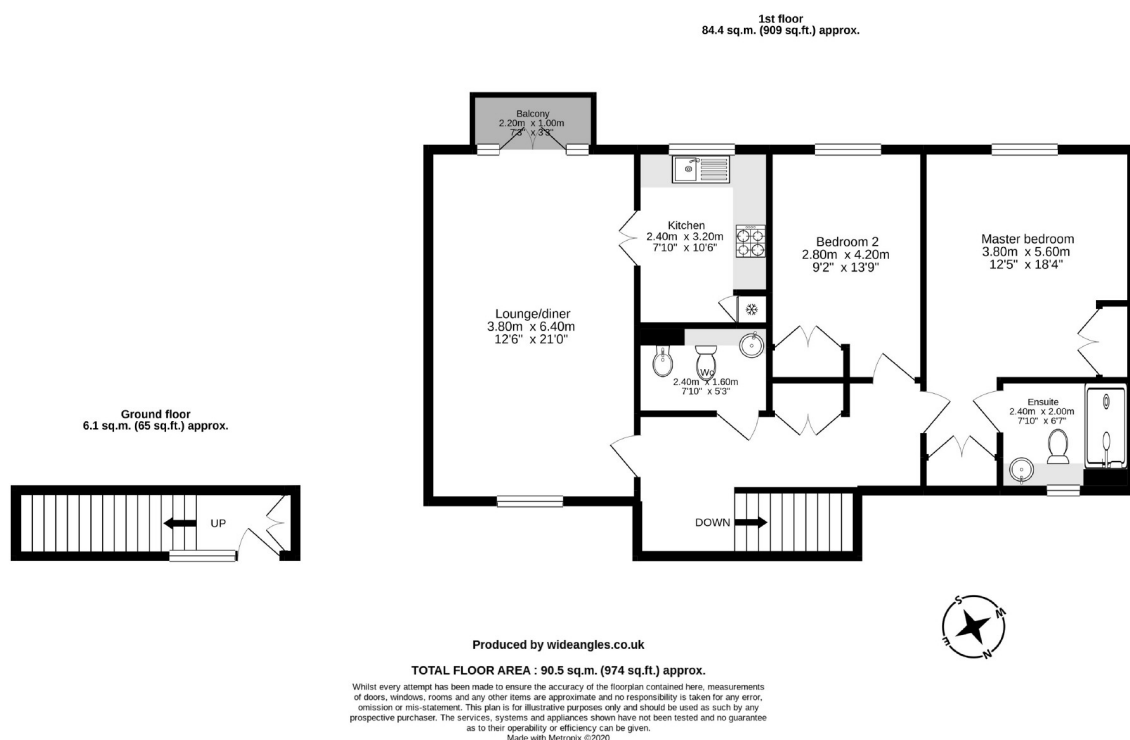
- FIRST CLASS APARTMENT
- 1st FLOOR with STANNAH
- 2 BEDROOMS
- LARGE SITTING ROOM

- FABULOUS FACILITIES
- Swimming Pool,
- Wellness Centre, Gym,
- Beauty Salon, Restaurant, Shop, Cafe

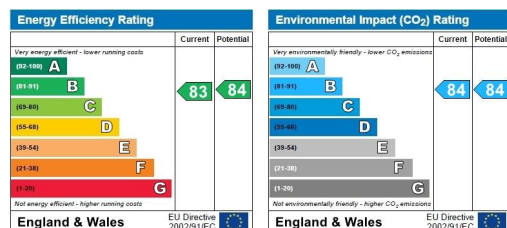
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Vale & Downland Villages

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From Wantage take the B4507 towards Childrey and on the edge of the town turn left towards Letcombe Regis. Follow this road through the village to the crossroads in the centre by the church. Proceed straight over at the crossroads and on into the Richmond grounds. Keep to the left as you pass reception and then keep right all the way round the bowling green.



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