



DOUGLAS & SIMMONS



5 Church View House, Smiths Wharf  
Wantage, Oxfordshire



## 5 Church View House Smiths Wharf, Wantage, Oxfordshire, OX12 9GU

### Guide Price £210,000 Leasehold

This extremely spacious two bedroom first floor apartment offered for sale in excellent decorative order and well situated for Wantage town centre.

• Modern kitchen with built in hob, oven and extractor • Sitting/dining room with Juliet balcony • 2 good sized double bedrooms • En-suite • Seperate bathroom • Allocated parking • Gas fired central heating • Double glazing • Town centre position



### LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

## DESCRIPTION

This extremely spacious two bedroom first floor apartment offered for sale in excellent decorative order and well situated for Wantage town centre.

The accommodation comprises entrance hallway, a good sized sitting/dining room with a south facing Juliet balcony providing lots of natural light; a separate well-appointed kitchen with built in oven, hob and extractor hood, 2 light and airy good sized double bedrooms, one with an en-suite, as well as a separate bathroom. The property is further complemented with new flooring to the entrance hall, as well as gas fired central heating and double glazing.

Outside the property benefits from communal gardens and allocated parking.

LEASEHOLD. We are advised from the current owner that the Lease Term was 155 years from 2003. Maintenance charge £940.50 per annum. Ground Rent £112.50 payable twice yearly. Reserve fund £135.97 per annum.

### SERVICES

All main services connected.

Gas fired central heating to radiators.

## FLOOR AREA

817.00 sq ft

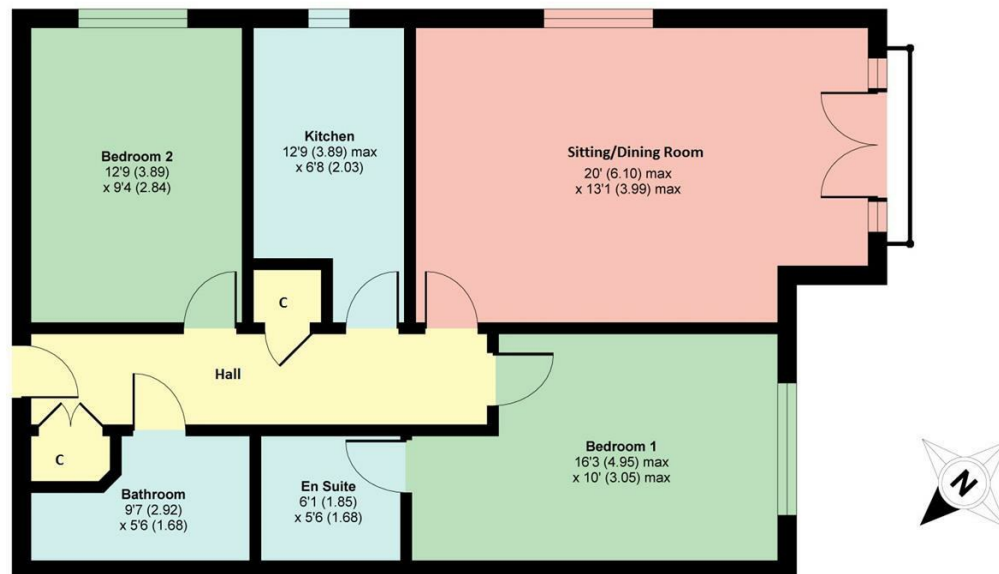
Vale of White Horse District Council  
COUNCIL TAX BAND C





# 5 Church View House, Smiths Wharf, Wantage, OX12 9GU

APPROX. GROSS INTERNAL FLOOR AREA 817 SQ FT 75.9 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Douglas and Simmons Ltd REF : 166931

**Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.**

## Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD/SL.1.3.2017**

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

## DIRECTIONS TO OX12 9GU

Leave Wantage market place in the direction of Wallingford Street, at the mini roundabout turn left onto Seesen Way, proceed to the main roundabout at Sainsburys garage and turn left into Limborough Road, proceed for a short distance and turn second right over the bridge into the development, proceed around the sharp left hand bend, proceed to the end of the close where Church View House will be found on the left.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Viewing strictly by appointment with the agents**  
**Douglas and Simmons**



**25 Market Place**  
**Wantage**  
**Oxfordshire**  
**OX12 8AE**  
**Tel: 01235 766222**  
**email: sales@douglasandsimmons.co.uk**  
**www.douglasandsimmons.co.uk**



**26 Market Place**  
**Wantage**  
**Oxfordshire**  
**OX12 8AE**  
**Tel: 01235 766222**  
**email: lettings@douglasandsimmons.co.uk**  
**www.douglasandsimmons.co.uk**

