



DOUGLAS & SIMMONS

3 Gabriel House, Newbury Street,  
Wantage, Oxfordshire

### 3 Gabriel House Newbury Street, Wantage, Oxfordshire, OX12 8DJ

Guide Price £239,950 Leasehold

This unique 1 bedroomed apartment affording a wealth of character features throughout. The property combines modern contemporary and period charm together creating a luxurious and impressive first floor apartment.

- End of Chain • Allocated parking • 1 Double Bedroom • Modern features • Character features • Spacious kitchen/living • Walk-in shower • Close to town centre



#### 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.40mins)

## DESCRIPTION

This unique and spacious one bed roomed apartment affords a wealth of character throughout. Built in a Neo-Tudor style, this brick villa is believed to date back to 1858. The property combines modern contemporary and period charm together creating a luxurious and impressive first floor apartment.

Accessed via the beautiful period porch which leads into the communal hall with a wooden character staircase, bike store and bin store. The apartment itself opens into the light corridor which then features a modern open plan living and kitchen room, spacious enough for a sitting area and dining table. The property benefits from high ceilings, and a spacious feel as well as character features such as the fireplace centrepiece in the living room and period stone windows.

The apartment has a double bedroom with built in storage and feature bay window which makes the room light and airy. The bathroom is a modern walk in shower with modern features and a heated towel rail. The property also benefits from gas central heating, an allocated parking space and being extremely well place for Wantage town the centre, the walk to the square only a few minutes.

Offered to sale with no onward chain.

Management charge - £155 per month - £1860 per annum

Ground Rent - £50 every 3 months

EER-D

### SERVICES

All mains connected

### FLOOR AREA

639.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND B

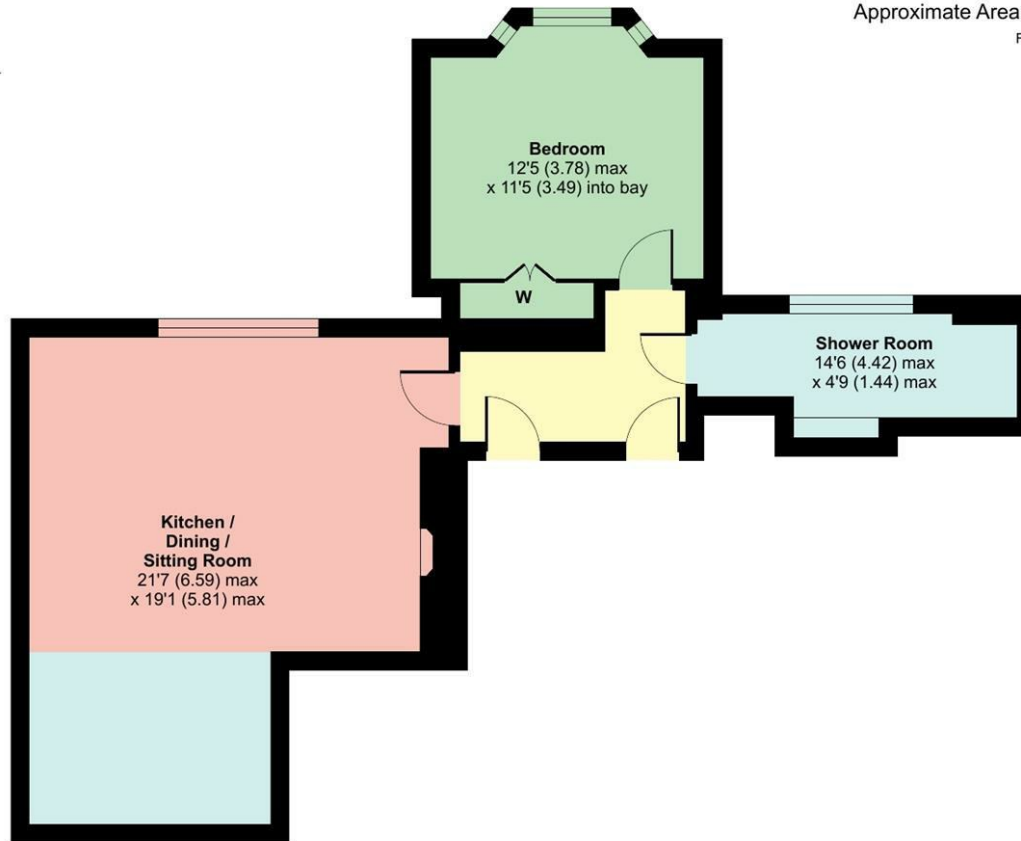




## Newbury Street, Wantage, OX12 8DJ

Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale



GROUND FLOOR

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.
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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

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 |         |           |
|                                             | 66      | 79        |
| England & Wales                             |         |           |
| 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                                         |         |           |

### DIRECTIONS TO OX12 8DJ

what3words:///husbands.clashing.museum As indicated by our D&S 'For Sale' board

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](mailto:sales@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)



26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)

