



DOUGLAS & SIMMONS



20, Kings Wharf,  
Wantage, Oxfordshire



## 20 Kings Wharf, Wantage, Oxfordshire, OX12 9NZ

Guide Price £189,950 Leasehold

This spacious and well-appointed two bedroom top floor apartment with allocated parking is situated in a convenient position close to Wantage town centre.

• Town centre location • Allocated parking space • Separate kitchen • Spacious sitting/dining room • 2 good sized double bedrooms • En suite and family bathroom • Gas fired central heating • No onward chain • Vacant possession



### 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 spacious and well-appointed two bedroom top floor apartment with allocated parking is situated in a convenient position close to Wantage town centre, offered to the market with vacant possession and no onward chain.

The accommodation comprises entry phone intercom, an entrance hallway, a spacious, light and airy double aspect sitting/dining room as well as a separate kitchen. The property is further complemented with 2 good sized double bedrooms, an en suite and a family bathroom. Additional benefits include a large loft storage space, gas fired central heating, double glazing and an allocated parking space.

### LEASEHOLD

Lease: 155 years from 2007 (139 years remaining)  
Management charge approx £1,400 p/a including ground rent.

### SERVICES

All main services connected  
Gas fired central heating to radiators

Agents note:

Pictures are from agents archive

## FLOOR AREA

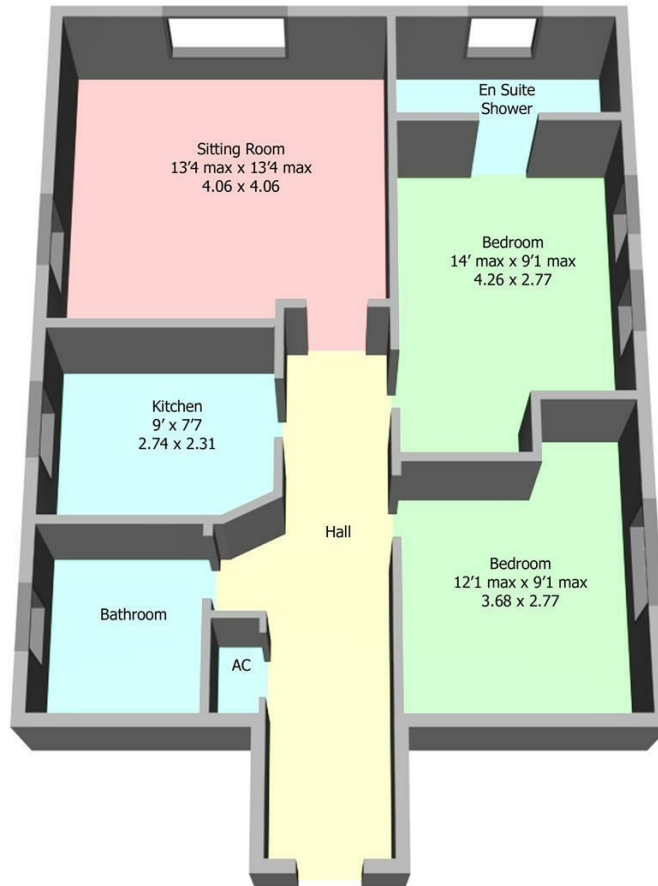
664.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND B



20 Kings Wharf  
Wantage  
664 sq.ft. approx.  
61 sq.m. approx.



For illustrative purposes only. Not to scale.  
Plan indicates property layout only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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		

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 9NZ

Leave Wantage Market Place in the direction of Mill Street, turning right opposite The Mill into Smiths Wharf, bear left, then right where after a short distance the property will be found.

**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/rd**

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)



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.

