



Apartment E 6 Newbury Street, Wantage £795 PCM

- Newly refurbished to a high standard
- Period Building
- Separate kitchen with appliances
- Large bathroom with shower over the bath
- Own front door to the street
- Town centre location
- Available September 2021
- Double bedroom
- Living room with sash windows with sliding doors to a double bedroom area
- Rear communal courtyard



DOUGLAS & SIMMONS

A ground floor one double bedroom studio apartment in a sympathetic conversion of this prominent Grade II listed early C.17th building, situated in the heart of Wantage town centre. The property has been recently refurbished to a high standard, comprising of own front door the the street, hall opening to a living room with double sash windows/enclosed double bedroom area with sliding doors, a good sized shower room and a separate well fitted modern kitchen with integrated appliances. Available newly converted from beginning September 2021. EPC and Council Tax tbc.

A non refundable holding fee of £178.84 will be required to reserve this property.

The apartment has been neutrally decorated in white and finished to a high standard retaining the character and integrity of the building with exposed timbers, beams as well as sash windows giving a grand light and airy feel. Features of note include white gloss fitted kitchen with an integrated oven, hob, fridge freezer and a washer/drier as well as a bathroom fitted with white suite, grey laminate flooring throughout the apartment.

Located just off the market square convenient for public transport, there is no allocated parking p



DIRECTIONS

Leave the market square via Newbury Street where the property can be found on the right by the bus stop as indicated by our D&S TO LET board.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

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

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
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 tenants should not rely on them as statements or representations of fact, but 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.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

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26 Market Place
Wantage
Oxfordshire
OX12 8AE

Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

