



## 3 Newbury Street, Wantage

### £1,000 PCM

- Town Centre location
- 2 Bedrooms
- Bathroom
- Intercom access
- Council tax band B
- Allocated Parking
- Open plan living room/kitchen
- Top floor
- Un-furnished
- Available 28/03/2023



# DESCRIPTION

Two double bedroom apartment in the heart of Wantage.

The apartment has been finished to a high specification and benefits from a large kitchen/dining/living area, two good sized bedrooms and a bathroom.

The kitchen includes integrated hob and has modern electric heating.

An allocated parking space to the rear with rear entrance and lighting.

The main entrance has intercom access.

Available unfurnished 27/03/2023.

Council Tax Band B

EPC Rating E

Non-refundable holding deposit of £230.00 will be required to reserve this property

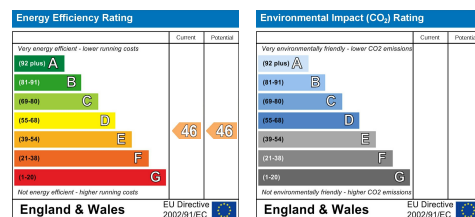
Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; 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.

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)



## LOCATION

## DIRECTIONS



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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