



## 25a Market Place, Wantage

£1,200 PCM

- Available 20/02/2023
- Two Bedroom Apartment c.904 sq ft
- Newly fitted kitchen with integrated appliances
- Single Second Bedroom/Study
- Newly Refurbished throughout
- Town Centre Location
- Living room with feature fireplace
- Large Master Bedroom
- Bathroom with shower over the bath
- Fully Furnished and Equipped



DOUGLAS & SIMMONS

## DESCRIPTION

This stunning and spacious refurbished two bedroom Victorian duplex first floor apartment in the older part of Wantage market square within easy walking distance of a range of amenities, accessed from the highly sought after conservation part of town via Church Street opposite the museum.

The characterful accommodation offers a superb refitted kitchen/breakfast room with integrated cooker, hob, dishwasher and washing machine, a spacious inner hall with turned staircase to the upper floor, generous sitting/dining room with feature fireplace. The property also provides a large master bedroom and further bedroom, which could be utilised as a study with a desk, as well as a refurbished family bathroom with an electric shower over the bath.

Further benefits include gas fired central heating via a combi boiler to radiators and parking at the rear for one/two vehicles overnight between 6:00pm and 8.00am weekdays and all-day at weekends.

The apartment is available fully furnished and includes Wi-fi. The apartment could be offered unfurnished if so required.

The apartment could be offered inclusive of all utilities bills for an additional amount per month.

Council Tax Band A

EE Rating D

Available from 20/02/2023

A non-refundable holding deposit the equivalent of one week's rent totalling £276.92 is required to reserve this property.



## LOCATION

## DIRECTIONS

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			
EU Directive 2002/91/EC		72	59
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			

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

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.



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)