



## 6 Newbury Street, Wantage

£750 PCM

- One double bedroom apartment
- Recently converted
- Neutrally decorated
- Town centre location close to shops
- Pressurised hot water system
- Available 1st April 2021
- Integrated appliances and white gloss kitchen
- Character features
- Electric heating to radiators



DOUGLAS & SIMMONS

## DESCRIPTION

A superb one bed first floor 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 one double bedroom, bathroom with shower over the bath and an open plan living/kitchen area with integrated appliances, sash window and exposed beams. Available from 1st April 2021. EPC and Council Tax tbc.

A holding fee of £173.07 will be required to apply for 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 and/or leaded 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 provision, however there are public car parks in the town as well as unallocated provision nearby on street, subject to availability. The property does have a small secure courtyard area to the rear leading the entrances where bikes could be stored securely subject to leaving suitable access to the upper floor apartments.

**SERVICES** Electric central heating to radiators and pressurised hot water system.

## 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).

## DIRECTIONS

Leave our offices in the market square towards Newbury Street where the property can be found on the right after turning the corner as identified by our Douglas and Simmons For Sale 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			
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	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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