



## 6 Kings Wharf, Wantage, Oxfordshire £995 PCM

- Two Bedroom Apartment
- Open Plan Living Room
- Master Ensuite Bedroom
- Second Double Bedroom
- Juliette Balcony
- First Floor
- Modern Fitted Kitchen
- Ensuite Shower
- Bathroom
- Allocated Parking



## DESCRIPTION

A superb two bedroom first floor apartment situated in this popular and convenient location near to Wantage town centre.

The accommodation comprises entrance hallway, a good sized living/dining room with Juliet balcony providing lots of natural light, a well-appointed kitchen with built in oven, hob and extractor hood, two good sized double bedrooms, one with an en-suite as well as a separate bathroom.

Outside the property benefits from communal gardens and allocated parking.

The property is further complemented with gas fired central heating and double glazing.

Council Tax Band B

EPC rating B

To reserve this property, a non-refundable holding deposit of £229.00, the equivalent of one week's rent, is required.



## LOCATION

## DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
81	82		

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
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81	82		

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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