



Flat 2, Old Print Works 37 Wallingford Street, Wantage

£875 PCM

- Living room with feature fireplace
- Bedroom with fitted wardrobe
- Convenient town centre location
- Available mid September 2023
- EPC rating E
- Communal garden
- Kitchen area with integral appliances
- Double Glazed Sash windows
- Council Tax Band B
- Viewings highly recommended



DESCRIPTION

A well-appointed one bedroom duplex apartment forming part of this conversion of the Former Old Print Works, arranged over the ground floor and first floor.

The accommodation is presented in great decorative order with benefits to include a living room with feature fireplace and a kitchen area with integral appliances. To the first floor there is a landing with study area, leading to the master bedroom with deep fitted wardrobes served by a bathroom with white bathroom suite.

The flat is conveniently situated in the town centre and also benefits from a delightful large communal garden.

Electric Heating.

Available furnished mid September 2023.

Council Tax Band B
EPC Rating E

A non-refundable holding deposit the equivalent of one weeks rent totalling £201.92 is required to reserve this property.

Viewings highly recommended.
Agents note: Pictures from agents archive.

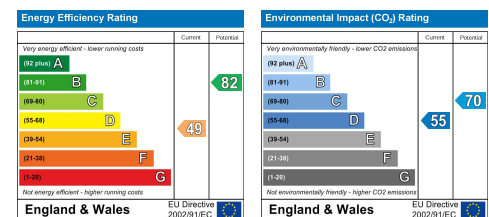


LOCATION

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 Wantage Market Place via Wallingford Street, where after a short distance the property can be found on the left hand side as identified by our Douglas and Simmons To Let Board



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
www.douglasandsimmons.co.uk