



Flat 5, The Studio 3 Newbury Street, Wantage £725 PCM

- Studio
- Modern fitted kitchen
- Shower Room
- Ground floor
- Available Immediately
- Newly refurbished
- Integrated appliances
- Intercom Entry
- Allocated parking
- EPC D



DESCRIPTION

Newly refurbished ground floor studio apartment located in the centre of Wantage.

The light and spacious apartment offers a high spec finish and includes fully fitted kitchen with fridge/freezer and washer/dryer. LED lighting and soft close units and draws enhances the quality of the property.

The shower room is fully tiled and has a modern hidden recess for storage behind the mirror. The high pressure shower cubicle is 1.5 in width.

Available now unfurnished.

Benefits from gas central heating and allocated parking*

A non-refundable holding deposit, equivalent of one week's rent totalling £167.00, is required to reserve the property.

Viewings highly recommended.



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	55	55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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



26 Market Place
Wantage
Oxfordshire
OX12 8AE

Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

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.

