



1 Beckett House, Wallingford Street, Wantage

£1,250 PCM

- Available now
- Living room opens onto communal gardens
- Modern shower room
- Two large double bedrooms
- Centre of Wantage near shops and public transport
- Ground floor apartment
- Allocated parking at the rear
- Kitchen with white goods
- Unfurnished
- 879 sq ft apartment



DOUGLAS & SIMMONS

DESCRIPTION

A stunning two bedroom ground floor apartment forming part of this conversion of a former Georgian residence situated in the heart of Wantage. The accommodation comprises of a spacious fitted kitchen, spacious, light and airy living room with a feature fireplace and French doors to communal gardens, large master bedroom with a triple bay window, second double bedroom, modern bathroom and a useful cellar. The property further benefits from a front garden enclosed by railings and allocated parking to the rear accessed via Ormond Road.

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/Milton Park is situated to the east with a main line train station to London (Paddington c.45 mins). Also good public transport is available from Wantage to Harwell and Oxford.

Available now unfurnished except for white goods, and possibly the bed shown if needed.

Council Tax band C. EER-E

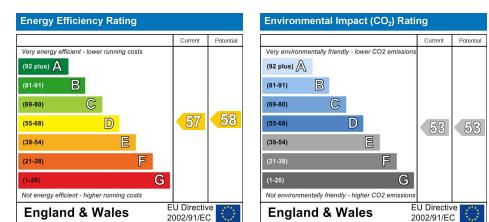
To reserve this property, a non-refundable holding deposit equivalent to one week's rent is payable totalling £288.46 is required.



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



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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