



20 Kings Wharf, Wantage

£895 Per Calendar Month

- Town centre location
- Separate kitchen
- 2 good sized double bedrooms
- Gas fired central heating
- Allocated parking space
- Spacious sitting/dining room
- En suite and family bathroom



DESCRIPTION

This spacious and well-appointed two bedroom top floor apartment with allocated parking is situated in a convenient position close to Wantage town centre.

A holding fee of £ 206.53 will be required to reserve this property

The accommodation comprises entry phone intercom, an entrance hallway, a spacious, light and airy double aspect sitting/dining room as well as a separate kitchen. The property is further complemented with 2 good sized double bedrooms, an en suite and a family bathroom. Additional benefits include a large loft storage space, gas fired central heating, double glazing and an allocated parking space. Available 21st June 2021

SERVICES

All main services connected

Gas fired central heating to radiators

Council tax Band B £1568.44 per annum VOTWH



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 in the direction of Mill Street, turning right opposite The Mill into Smiths Wharf, bear left, then right where after a short distance the property will be found.

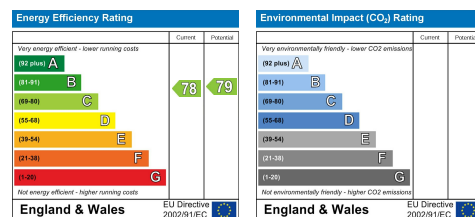
Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

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.
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5. All measurements are approximate

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