



CHARLES BARTLETT  
RESIDENTIAL



## 1A Adkin Way

, Wantage, OX12 9HZ

£1,495 Per month



We are delighted to offer this recently refurbished first floor, three bedroom flat within walking distance of Wantage town centre.

The property comprises a private entrance and staircase leading to a spacious hallway giving access to a dual aspect sitting room, kitchen with appliances, a spacious bathroom, master bedroom with built in storage and two further bedrooms.

The property benefits from gas central heating and double glazing.

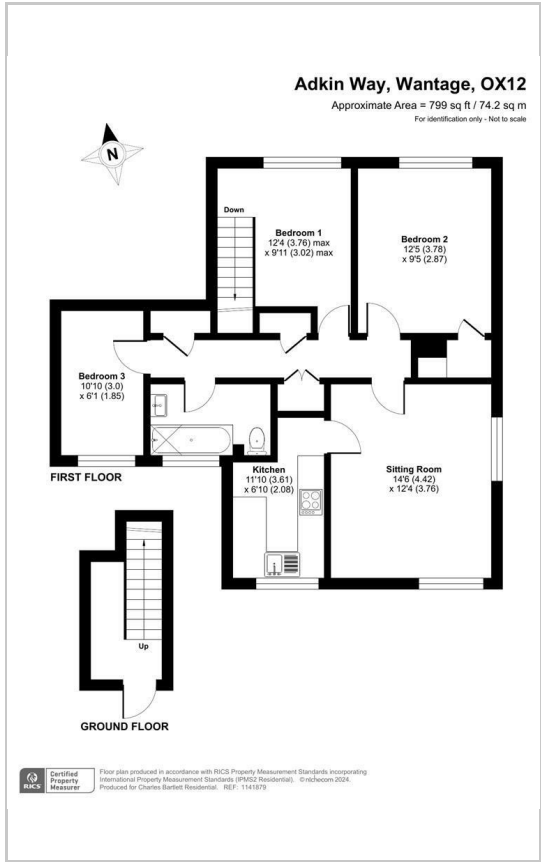
Available from 01/08/24  
Un-furnished  
EPC rating C



# Area Map



# Floor Plans



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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