

west

THE PROPERTY CONSULTANCY



£1,350 Per Month

18 Squires House, Smiths Wharf, Wantage, Oxon, OX12 9GX

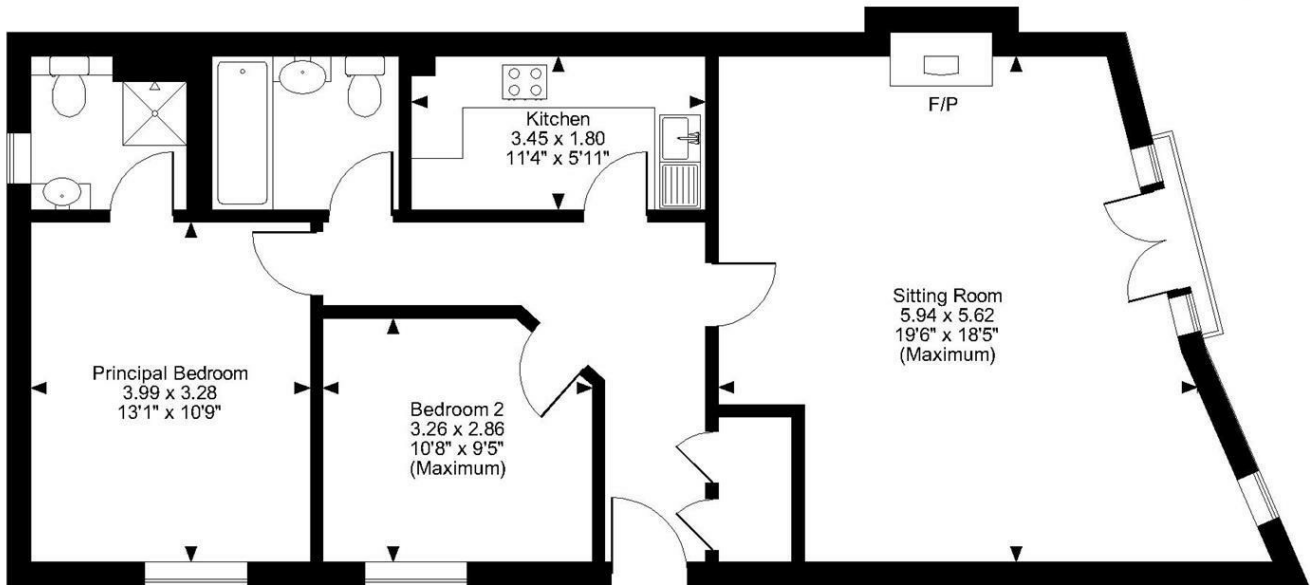
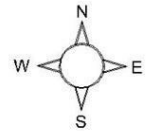
18 Squires House, Smiths Wharf, Wantage, Oxon, OX12 9GX

A SPECTACULARLY SPACIOUS MODERN 2 BEDROOM, 2 BATHROOM FIRST FLOOR APARTMENT IN A QUIET SETTING BUT WITHIN EASY REACH OF SHOPS AND THE TOWN CENTRE.

AVAILABLE 22nd April 2024

Located on a popular residential development in the heart of Wantage this first floor apartment has plenty to offer. Boasting a spacious living area with Juliet balcony, separate well equipped modern kitchen, two double bedrooms with en-suite shower room to the master and family bathroom. The property further benefits from gas central heating, allocated parking and is situated within well maintained communal gardens.

Smiths Wharf, Smiths Wharf, 18 Squires House, Wantage, Oxfordshire, OX12 9GX
Approximate Gross Internal Area
862 Sq Ft/80 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8591511/JLW

Wantage Market Place c.375 metres Didcot Rail Station c.9.3 miles Faringdon c.10.6 miles Oxford c.16.1 miles,

This handsome 1st floor apartment is more generously proportioned than most with a main reception room measuring c19'6" x 18'5" (5.94m x 5.62m) with Juliet balcony, separate kitchen, large hallway, two bedrooms and two bathrooms (1 en-suite).

Double glazing and gas central heating

1 Allocated parking space

Council Tax Band C £2061.73 2024/2025

EPC B - 81

AVAILABLE 22nd APRIL 2024

Directions: On Foot - From the Market Place take Mill Street, the A417 Faringdon Road. At the bottom of the hill turn right and follow the path beside the brook for about 100 metres and then walk between the buildings before turning to the right and walking between Tanners Row and Church View. Squires House will be the next building on your left and the entrance will be found just before the arch.

Tramway House, Mill Street, Wantage, Oxfordshire, OX12 9AQ
 Tel: 01235 772299 Email: wantage@west-tpc.co.uk <https://www.west-tpc.co.uk>

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
92-101	A		
81-91	B	81	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	