



DOUGLAS & SIMMONS



Flat 5, The Old Print Works, Wallingford Street  
Wantage, Oxfordshire



# Flat 5 The Old Print Works, Wallingford Street, Wantage, Oxfordshire, OX12 8AU

## Guide Price £125,000 Freehold

A refurbished one bedroom first floor apartment forming part of this conversion of the Former Old Print Works, offered to the market with NO ONGOING CHAIN.

- One Bedroom first floor apartment
- Communal garden to the rear
- Recently redecorated and new flooring fitted.
- Open plan living/kitchen
- Double bedroom
- Bathroom with shower over the bath
- Town centre location close to local shops
- Great transport links from the market square
- Electric heating
- Share of the freehold



### 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. 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).

## DESCRIPTION

A first floor one bedroom apartment forming part of this conversion of the Former Old Print Works, offered to the market WITH NO ONGOING CHAIN.

The flat is conveniently situated in the town centre and benefits from a delightful large communal garden. An excellent opportunity for the first time buyer or investment buyer.

The property comprises a communal entrance hall with stairs to personal front door opening to an open plan living room/kitchen with electric hob, oven, washing machine and fridge freezer.

Further boasts a master bedroom to the rear of the property and a bathroom with shower over a bath, WC and sink.

The apartment has been recently redecorated and had new flooring laid, the communal areas have also benefitted from recent refurbishment.

Whilst parking is not allocated it can be found on street locally. Public transport is available just a short walk in the market square.

### FREEHOLD

The property owns 1/6th of the Freehold  
The lease term is 125 years from 29th September 1994 (no ground rent payable), a monthly maintenance charge of £100 pcm is payable, which includes building insurance.

The Old Print Works Management Company manages and owns the Freehold. The freehold was transferred to The Old Wantage Print Works Management Company in 2003.

EPC Rating D  
Council Tax Band B

### INVESTORS!

The apartment has been let through our company for a number of years, investors please ask us for further details.

### SERVICES

Mains electricity, water and drainage.  
Electric wall mounted central heating.

## FLOOR AREA

**317.00 sq ft**

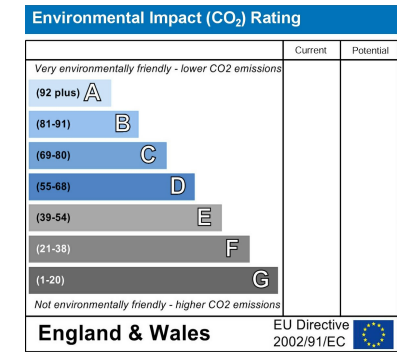
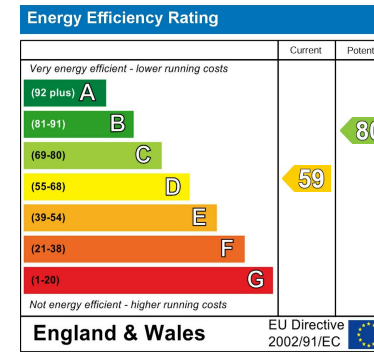
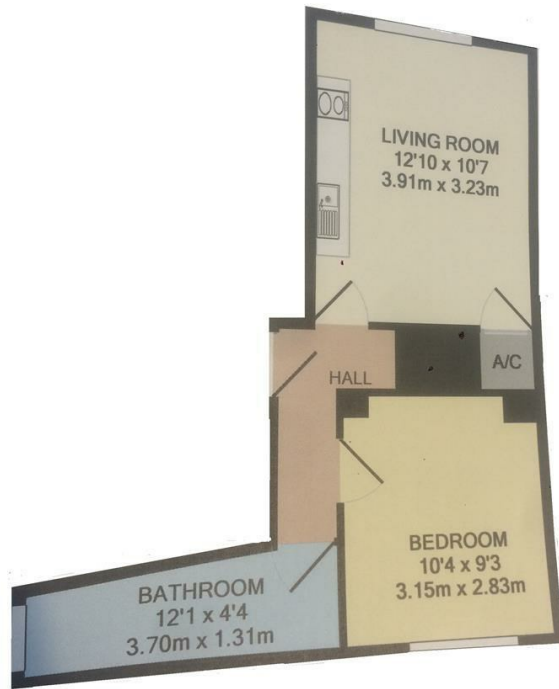
**Vale of White Horse District Council**

**COUNCIL TAX BAND B**





THE OLD PRINT WORKS, WALLINGFORD STREET,  
WANTAGE OX12 8AU  
TOTAL FLOOR AREA 317 SQ. FT 29.4 SQ.M



### DIRECTIONS TO OX12 8AU

What3words: ///templates.princes.,erase As indicated by our D&S For Sale board.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

#### Important Notice

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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 intending purchasers should not rely on them as statements or representations of fact, but must 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, nor enter into any contract on behalf of the Vendor.
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5. All measurements are approximate. **P1562 GRD/RD 03.2024**



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While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
Douglas and Simmons



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