



DOUGLAS & SIMMONS



22 Tanners Row, Smiths Wharf,
Wantage, Oxfordshire

22 Tanners Row Smiths Wharf, Wantage, Oxfordshire, OX12 9GT

Guide Price £230,000 Leasehold

This spacious and luxuriously appointed 2 bedroom ground floor apartment has recently been the subject of extensive internal refurbishment.

• Newly refurbished kitchen • Ground floor apartment • Well appointed for town • 2 bedrooms • 2 bathrooms • One allocated parking space • Bright Living/Dining room • Outside patio space • New flooring • Improvements to en-suite



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.40mins).

DESCRIPTION

This very spacious and luxuriously appointed 2 bedroom ground floor apartment has recently been the subject of extensive internal refurbishment with the benefit of a refitted kitchen to a high specification as well as both the en-suite and separate bathroom. Further improvements include new flooring as well as redecoration throughout. Added attractions include an outside patio garden space accessed from the sitting room. (Whilst not owned on the title deeds, generally speaking No. 22 has enjoyed exclusive usage.)

EER-C

LEASEHOLD

ground rent - £250.00

service charge paid six monthly - £923.23

SERVICES

Gas central heating

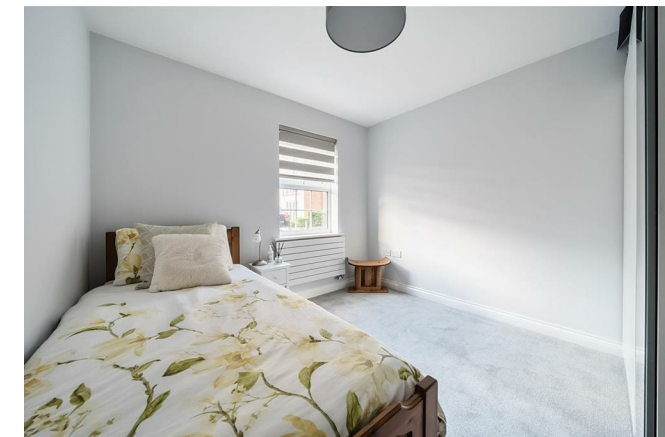
All mains services connected

FLOOR AREA

805.00 sq ft

Vale of White Horse District Council

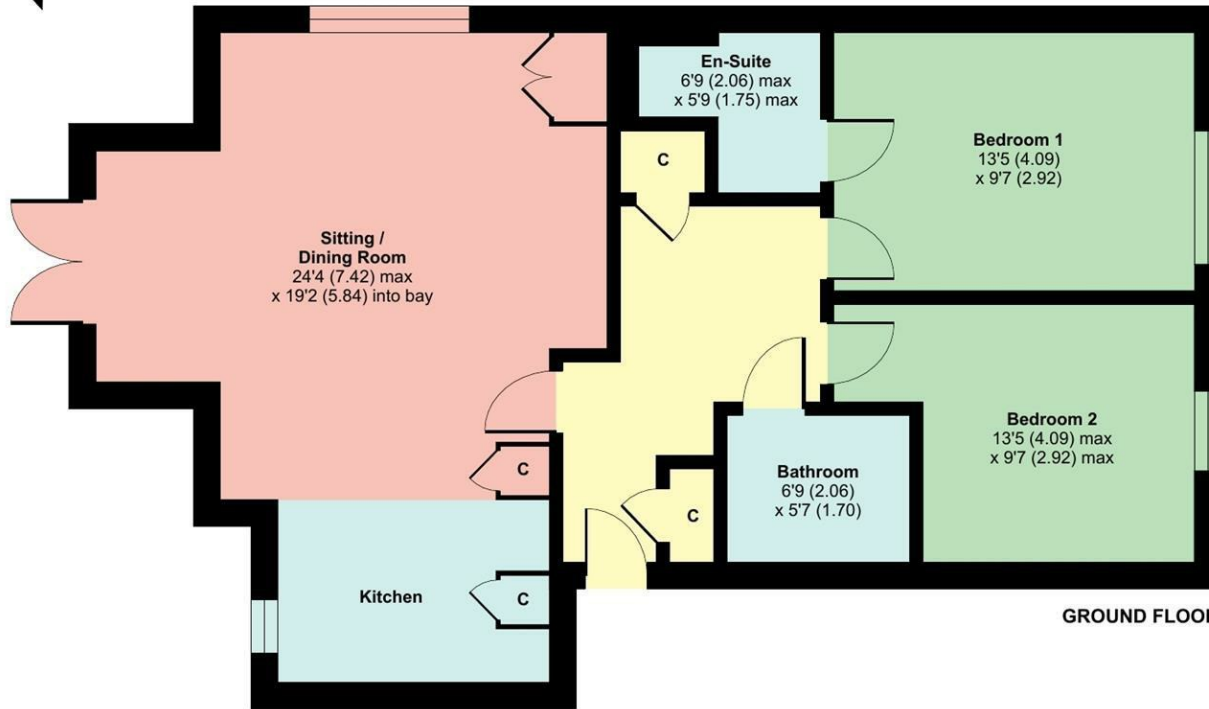
COUNCIL TAX BAND C



Tanners Row, Smiths Wharf, Wantage, OX12

Approximate Area = 805 sq ft / 74.7 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 9GT

what3words:///resort.crinkled.haystack 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

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
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.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. GRD/SL

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

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

