



Plot 2, 1 Brewhouse Yard, Wallingford, OX10 0GG
£315,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

1 Brewhouse Yard is a striking one-bedroom apartment located at the front of the newly developed courtyard. This unique apartment retains charming original beams that gracefully span across the entire living area, adding character and an authentic touch to the space. These distinctive beams also feature prominently in the hallway and bathroom, further enhancing the apartment's sense of history and style.

The combination of modern design and timeless features creates a truly inviting and character-filled living space. The apartment is equipped with a sleek, contemporary Nobilia kitchen, featuring high-quality built-in appliances for a seamless, modern cooking experience. Additionally, this is a parking-free development.





Key Features

- Restored and transformed old Brewery development.
- Stylish one bedroom apartment.
- High specification finish.
- Conveniently located for access to the town centre.
- Lots of retained period features
- Leasehold charges and covenants apply.

The Location

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose and Lidl Supermarket, and a farmers Market is held regularly in the Market Place.



Approximate Gross Internal Area
57.79 sq m / 622 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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