



20-21 Market Place, Wallingford, OX10 0AD
£245,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This beautifully presented one-bedroom top-floor apartment offers modern, open-plan living with a stylish and contemporary finish throughout.

The property comprises; entrance hall with ample storage, a generously proportioned double bedroom which benefits from built-in wardrobes, a spacious and well-appointed shower room, plus a standout open plan kitchen with integrated appliances, lounge, and dining area, all of which flow exceptionally well with the addition of large Bi-fold doors opening out onto a generous west-facing balcony, this in turn floods the living area with natural light. Set on the top floor, this apartment combines privacy with elevated views, in a town centre location, making this an ideal purchase for first time buyers and investors alike. The property also benefits from its own allocated parking space.

Some material information to note:

This is a leasehold apartment with 997 years remaining on the lease, a peppercorn ground rent and service charge of £1080 per annum. Electric heating. Mains water, mains electrics, mains drains. The property has an allocated parking space. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

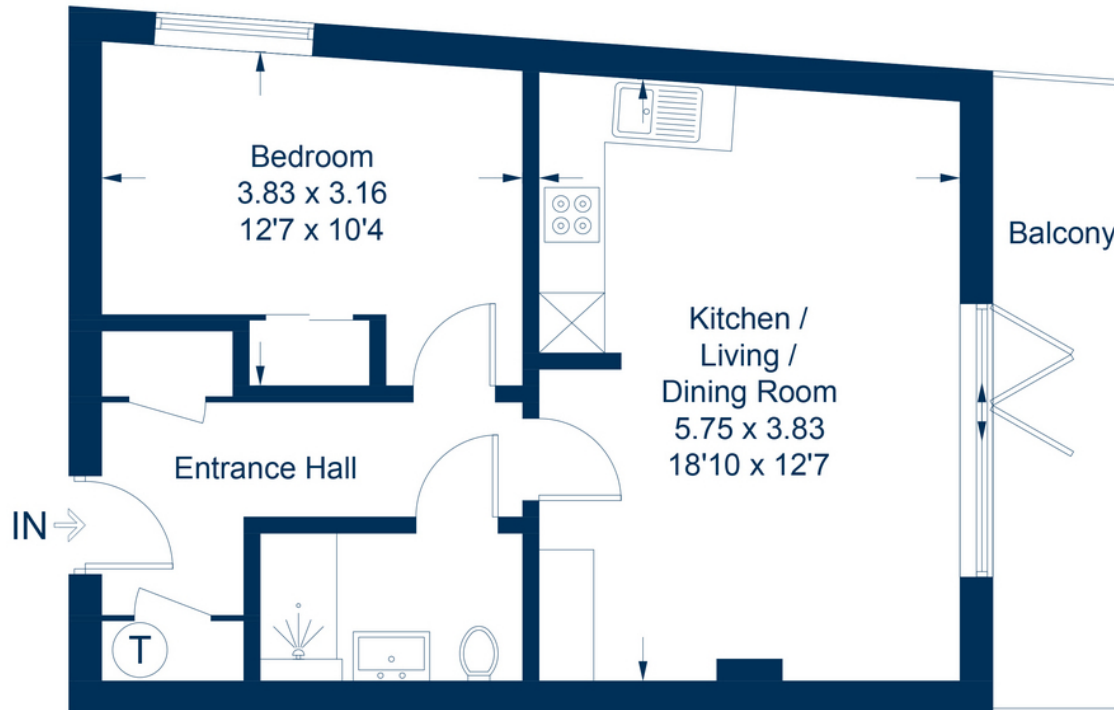
- Immaculately presented throughout
- Town centre location
- Allocated parking
- Open plan living
- Generous sized double bedroom
- 997 years remaining on the lease

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.

The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. Primary schools and a highly regarded High School

Approximate Gross Internal Area = 43.9 sq m / 472 sq ft
(Excluding Reserved Car Space)



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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