



11 Walter Bigg Way, Wallingford, OX10 8FA
£229,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this well presented two bedroom, first floor apartment situated within close proximity of Wallingford Town Centre.

The property comprises, entrance hall, kitchen, lounge diner, bathroom, two double bedrooms plus an en-suite shower room from the principal bedroom. The property also benefits from allocated parking, gas central heating and UPVC double glazing.

Some material information to note:

This is a leasehold apartment with 102 years remaining on the lease, an annual service charge: £1,528 and an annual Ground rent £217. Gas central heating, mains water, mains electrics, mains drains. The property has an allocated parking space and there is visitors spaces available. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom 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

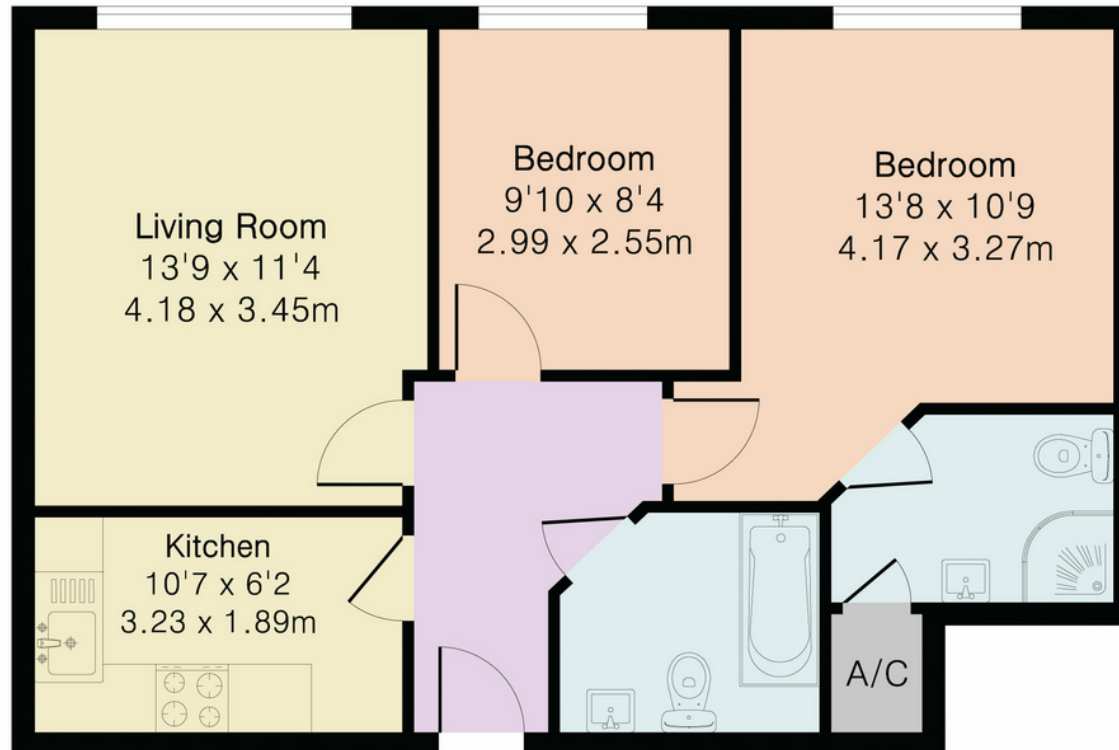
- First floor apartment
- Two double bedrooms
- En suite from the principal bedroom
- Allocated parking and visitor spaces
- 102 years remaining on the lease
- No onward chain
- Desirable location

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 608 sq ft - 57 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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