



Connells

Green Furlong
Berinsfield Wallingford

Green Furlong Berinsfield Wallingford OX10 7NR

for sale
£155,000



Property Description

Immaculate second floor apartment situated in the heart of Berinsfield. This home is a must see to appreciate the size of the property in both the living spaces and bedrooms. This home is being sold as a permanent 70% share with Soha being the silent landlord with no extra rent due on top.

Upon entrance into the apartment is a hallway fitted with modern panelling and wall mounted coat storage. The kitchen is large offering ample worktop space for cooking, plenty of cupboards for storage as well as room for washing machine, cooker and fridge/freezer.

The living room is light and complemented by the French doors which open to the Juliet balcony. This room has excellent space suitable for a large furniture suite and dining table and chairs.

There are two double bedrooms, with large built in wardrobes to the master and separate modern family bathroom.

The property also benefits from; allocated parking, the possibility to buy with all furnishings and brand new windows fitted throughout in 2022. The communal areas are welcoming, well heated and kept tidy and clean.

Situated with a stone throw to the Co Op, Fish & Chip Shop, Convenience Store, Pharmacy, Doctors Surgery, Church, Library, Sports Centre with Swimming Pool & Gym, Boxing Gym, Bus links and many beautiful country walks and cycle routes.

Room Measurements

Living Room

16' 4" x 11' 10" (4.98m x 3.61m)

Kitchen

10' 6" x 9' 1" (3.20m x 2.77m)

Bedroom One

8' 9" x 12' 11" (2.67m x 3.94m)

Bedroom Two

9' 4" x 11' 11" (2.84m x 3.63m)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/ABG304770](https://www.connells.co.uk/Property/ABG304770)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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