



**Barnaby Court, Wallingford, OX10 0FF**

## Welcome to

### Barnaby Court, Wallingford

A modern one bedroom apartment for the over 55's, close to all local amenities including shops, restaurants and pubs. Lift access to the second floor and lovely views over this historic town. To be offered with no onward chain complications! The apartment is offered with 75% shared ownership of market value and is designed to keep the living cost down. Accommodation comprises: communal entrance hall with stairs and lift to the second floor, personal door giving access to large entrance hall, 18 x 13 open plan kitchen/dining/living room with integrated appliances, 18ft bedroom, luxury fitted shower room, double storage cupboard. The apartment benefits from gas under floor heating and the energy performance is a high rated B(84).





**Entrance Hall**

10' x 7' ( 3.05m x 2.13m )

**Open Plan Living Room**

19' 8" x 13' ( 5.99m x 3.96m )

**Bedroom**

18' 8" narrowing to 16'10 x 9' ( 5.69m  
narrowing to 16'10 x 2.74m )

**Shower Room**

**Communal Grounds**

**Communal lounge with  
kitchen**

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.

## Welcome to

### Barnaby Court, Wallingford

- NO ONWARD CHAIN
- Over 55's development
- Town centre location - close to many great restaurants, pubs and boutique shops
- 75% market value purchase
- Fully integrated appliances in white gloss units

Tenure: Leasehold EPC Rating: B

# £225,000



## Location

Located on the banks of the River Thames, the historic market town of Wallingford boasts an excellent range of amenities including a Waitrose supermarket, the narrow 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, other leisure facilities such as a thriving theatre and sports centre.

There is an excellent choice of schools in the area including Wallingford School, St Johns and St Nicholas primary schools. Transportation links are also excellent being equidistant between Oxford (14 miles) and Reading (14 miles). The main-line train stations at Didcot (6 miles) and Cholsey (3 miles) give access to London Paddington and the West Country. The M40 is also within easy reach via the Lewknor junction 6.



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WLF104332](https://www.allenandharris.co.uk/Property/WLF104332)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WLF104332 - 0005

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