



Barnaby Court, Wallingford, OX10 0FF

Welcome to

Barnaby Court, Wallingford

This modern, over 55's, first floor apartment offers a spacious living area including a luxury re-fitted 'Howdens' kitchen with triple rear aspect windows. The kitchen area is fitted with integrated appliances with added range of low level units and room for a dining table, further complimented with underfloor heating running throughout along with 'Karndean' flooring. The spacious entrance hall has a large built in storage cupboard and two light and airy double bedrooms (current owner is using the master bedroom for an additional living space) and the second bedroom has built in wardrobes. The apartment is accessed via the communal entrance hall with security entrance phone system. Outside the apartment overlooks Church Lane and has a well-kept garden with brick wall and has further access to the main communal garden and patio with shared furniture and further access to the communal lounge with kitchen area.





Entrance Hall

Kitchen / Dining / Living

17' 1" x 15' 9" (5.21m x 4.80m)

Bedroom One

14' 9" x 11' 9" (4.50m x 3.58m)

Bedroom Two

11' 1" x 11' 1" (3.38m x 3.38m)

Shower Room

Lease Information

The apartments are for over 55 years only and must be your sole and only residence.

Lease started in 2019 and is a 125 year lease with 119 years remaining

Service charge estimate 2023/24 £142 per month.

Ground Rent approx. £100 annually

There is a sinking fund.

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

- First floor two bedroom apartment in centre of Wallingford
- Luxury re-fitted Howdens kitchen
- Under floor heating running throughout along with Karndean flooring
- Two double, light and airy bedrooms
- Built in storage cupboards to hallway and wardrobes to second bedroom

Tenure: Leasehold EPC Rating: B

£300,000



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

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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:
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 allen & harris



01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,
OX10 0EL



allenandharris.co.uk