

WE VALUE



YOUR HOME



Walter Bigg Way, Wallingford  
Offers Over £230,000



Offered to the market with no onward chain, this well-presented top-floor two-bedroom apartment is ideal for first-time buyers or investors. The property features a dual-aspect lounge, a separate kitchen, two double bedrooms—including a main bedroom with en-suite—and a modern family bathroom.

Located just a short walk from the River Thames, the apartment benefits from an allocated parking space as well as additional visitor parking and communal gardens. With its convenient location and move-in-ready condition, this apartment offers a fantastic opportunity for comfortable, low-maintenance living.

**What The Owner Says...**  
"Great location, wonderful community, and beautifully maintained communal gardens."





- OFFERED WITH NO ONWARD CHAIN
- SHORT WALKING DISTANCE TO WALLINGFORD TOWN CENTRE
- WELL-PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- ALLOCATED OFF-STREET PARKING WITH ADDITIONAL VISITOR SPACES
- COMMUNAL GARDEN

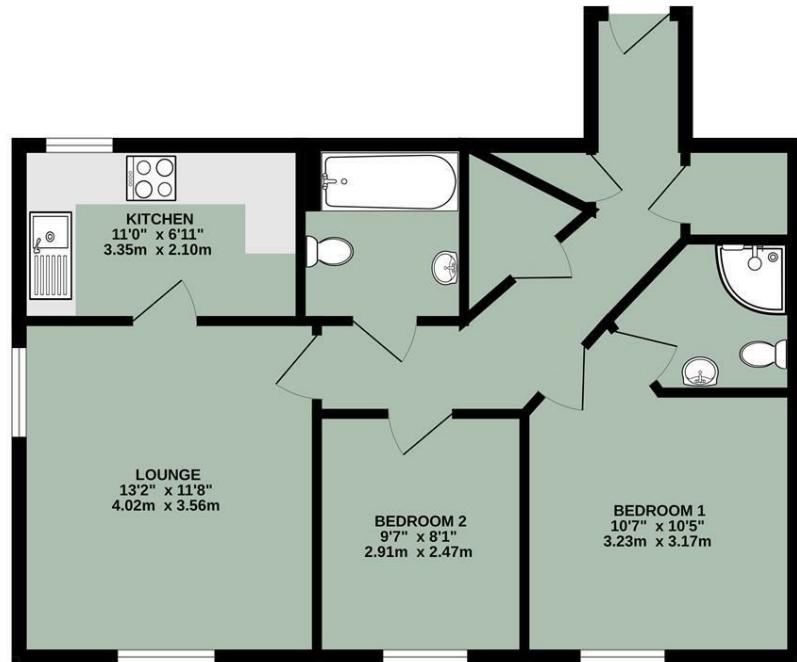


Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

Energy Efficiency Graph

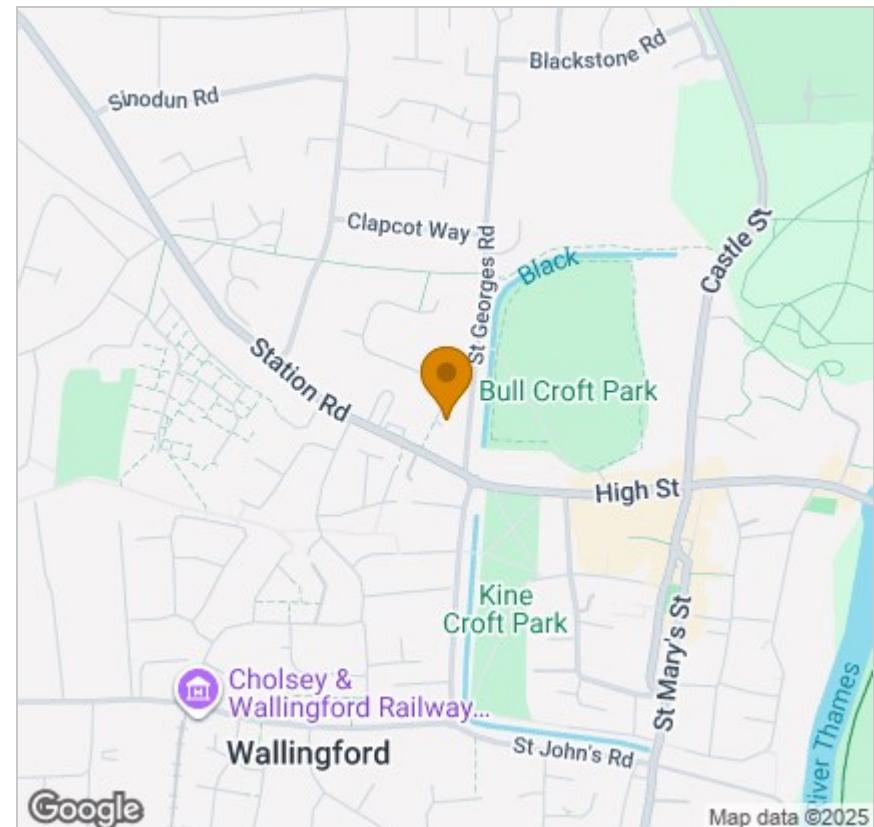
## Floor Plan

SECOND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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