

WE VALUE



YOUR HOME



Perfectly positioned in the heart of historic Wallingford Town Centre, this beautifully presented, newly built one-bedroom apartment places shops, cafés and everyday amenities right on your doorstep, with the River Thames just a short walk away. Offered with no onward chain, it provides an excellent opportunity for a smooth and efficient purchase.

The apartment enjoys the rare benefit of allocated off-street parking, a valuable asset in such a central setting. Inside, the open-plan kitchen and living area is thoughtfully arranged and fitted with integrated appliances including an oven, hob, washing machine and fridge, while a sash window frames attractive views across the town centre.

Completing the accommodation is a well-proportioned bedroom, alongside a contemporary shower room.

The service charge figure quoted in this listing is approximate and based on indicative costs. The vendor will be issuing a draft service charge budget, which In House will be happy to discuss with interested parties in due course.





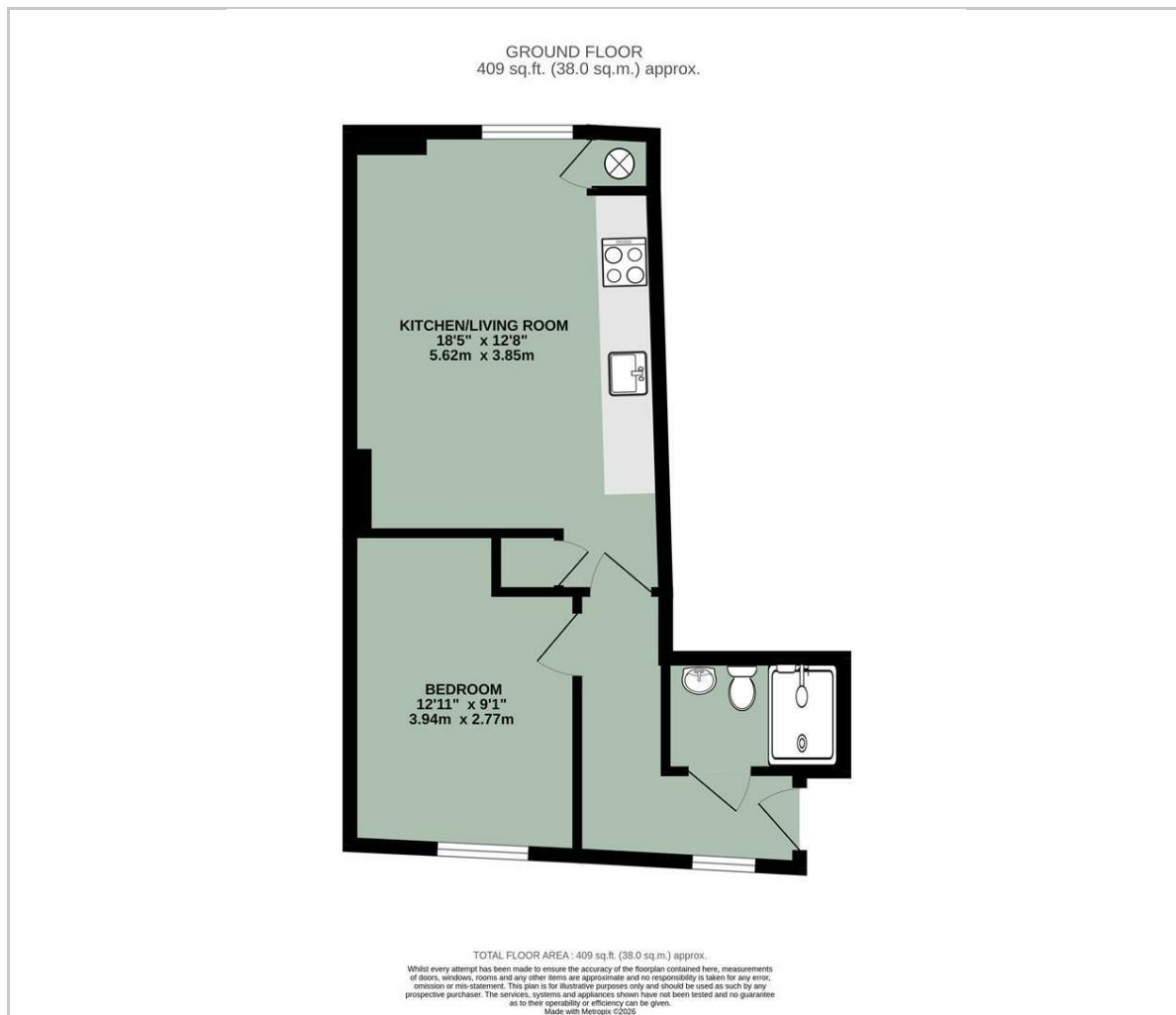
- OFFERED WITH NO ONWARD CHAIN
- CENTRALLY LOCATED APARTMENT IN THE HEART OF WALLINGFORD
- PRESENTED IN EXCELLENT ORDER THROUGHOUT
- OPEN-PLAN KITCHEN/LIVING ROOM WITH VIEWS ACROSS THE TOWN CENTRE
- ALLOCATED OFF-STREET PARKING
- CONVENIENT ACCESS TO LOCAL SHOPS & AMENITIES
- HIGH QUALITY FITTINGS & FINISHES THROUGHOUT

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

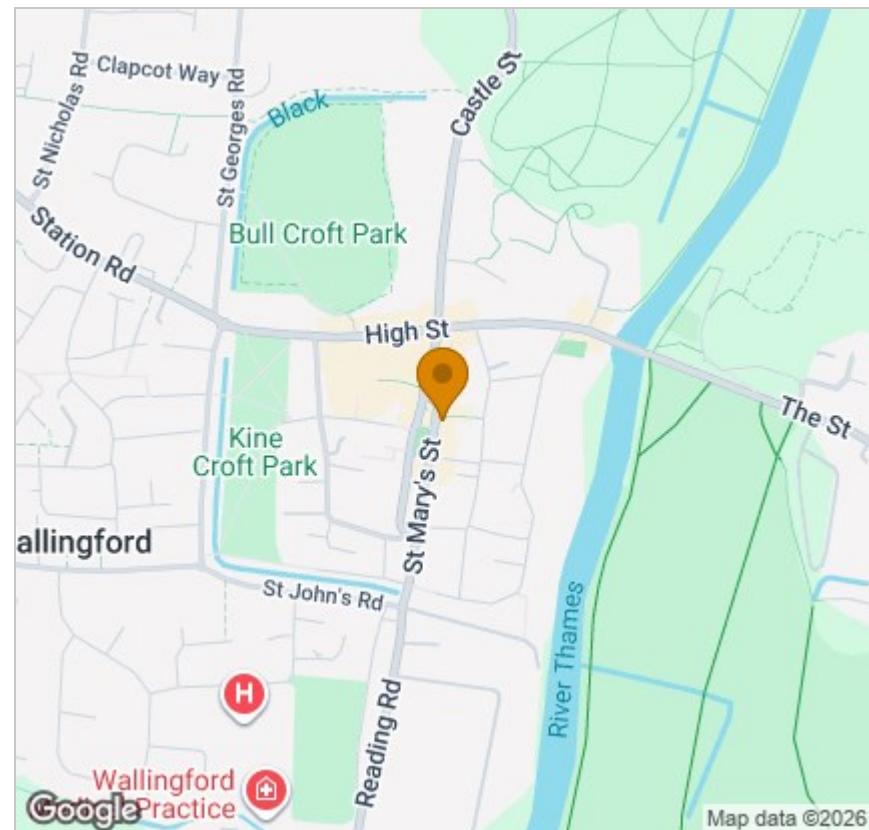
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

Floor Plan



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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