



Market Place, Wallingford, Oxfordshire
£189,950 LEASEHOLD

JAMESGESNER
- ESTATE AGENTS -

This town centre top floor apartment is ideally situated for the town and its amenities and presented beautifully throughout. Offered for sale with a long lease and no onward chain this property would be a good investment or first time buy. Accommodation comprises; communal entrance hallway with entry phone system, hallway, open plan lounge/dining/kitchen with views across the town and towards St Peters Church, bedroom and re-fitted bathroom. Situated within close proximity to all of Wallingford's central amenities including a Waitrose, a cinema, restaurants and transport links this property offers convenient town living with distinctive and flexible accommodation over three floors.



Flat 3, 2 Market Place, Wallingford, Oxfordshire, OX10 0EG

GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 361 sq.ft. (33.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 operability or efficiency can be given.
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