



High Street, Benson, Oxfordshire
£190,000 LEASEHOLD

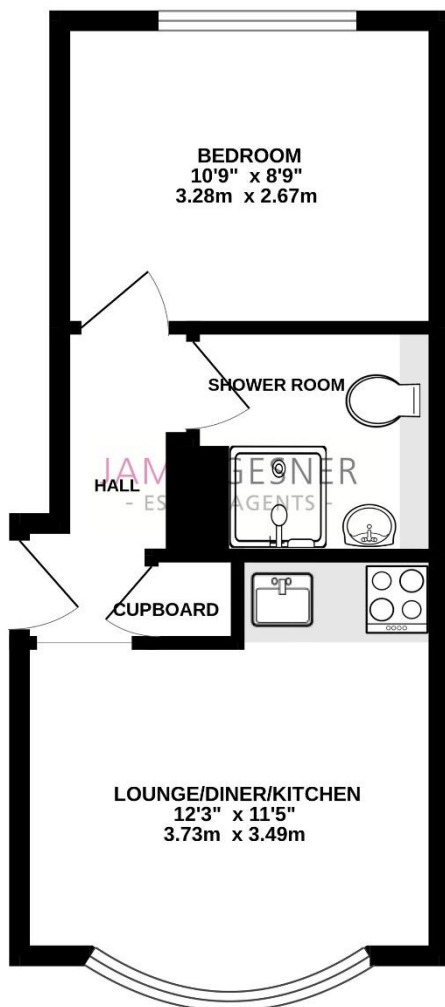
JAMESGESNER
- ESTATE AGENTS -

Centrally located just a stone's throw from Benson's shops and amenities, this ground floor apartment with south facing garden and parking, is located within Kingsford House, an imposing Grade II listed building that was formally a shop and house. The modern and stylish decor of the apartment lends itself perfectly to clean and modern day living and with an open plan living/kitchen area, double bedroom, allocated parking and with easy access to neighbouring town of Wallingford and the River Thames. This property is perfect for those looking to get on the property ladder or as an investment. To the rear of the property is allocated parking for one vehicle within the communal south facing garden. Lease length 88 years and monthly charge around £90 which includes insurance.



Kinsford House, 16B High Street, Benson, Oxfordshire, OX10 6RP

GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(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 : 306 sq.ft. (28.5 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 systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
info@jamesgesner.co.uk

t: 01235 519888
t: 01491 522222

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