



## Atwell Close, Wallingford, Oxfordshire

# JAMESGESNER

- ESTATE AGENTS -

### £215,000 LEASEHOLD

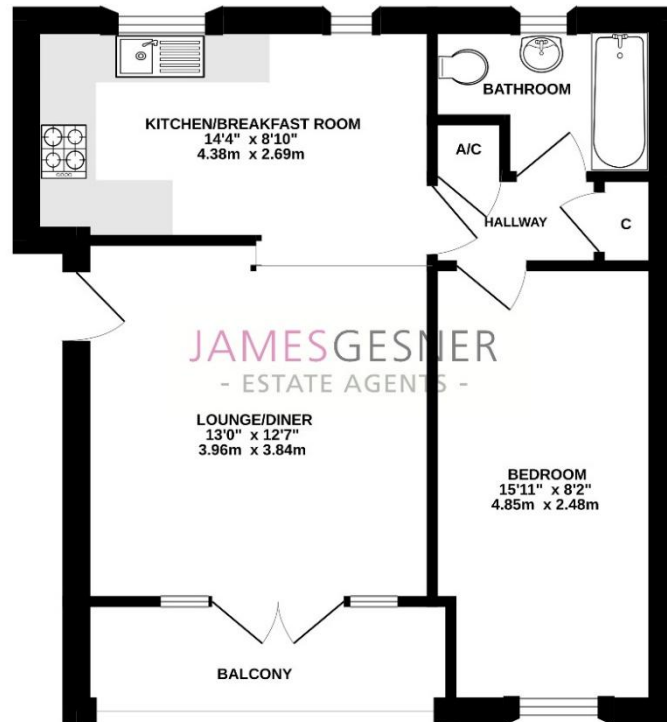
A superb south facing first-floor apartment situated at the end of this popular cul-de-sac, located in a quiet corner of this sought after development. Within walking distance of Wallingford town centre, the property features a spacious open-plan living/dining area opening to a south-facing balcony, re-fitted modern kitchen and bathroom. There is also a 15' double bedroom, modern electric heating and UPVC windows throughout.

Outside the property there is an allocated parking space. The property benefits from a renewed lease with over 115 remaining. Service Charges: 2 x £365 a year (December and June) - Ground Rent: - £195 per year.



# 51 Atwell Close, Wallingford, Oxfordshire, OX10 0LZ

GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 Plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 77        |
| (55-68) <b>D</b>                            | 65      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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Important Notice: These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representations of fact. We have not tested any appliances which may be included in the sale, therefore any purchaser should seek clarification prior to exchange of contracts.