



Blue Mountains, Wallingford, OX10 0DZ

# Blue Mountains

## Wallingford

Hodsons - Located within walking distance to the town centre is this ground floor characterful apartment, in the tasteful Sinodun Cottages conversion, being sold with no onward chain.

Well presented accommodation comprises; welcoming entrance hall with secure entry system and large storage cupboards, dual aspect open plan living / kitchen area, double bedrooms and a fully tiled bathroom.

The exterior provides allocated parking with ample visitor spaces and communal gardens which are mainly laid to lawn and have a gated entrance. The communal gardens benefit from fortnightly maintenance organised by the management company.

The tasteful Sinodun Cottages conversion benefits from double glazed sash windows, tall ceilings, gas radiator central heating and is being sold with no onward chain.

The property is located in a convenient position within a 0.8 miles walk from the town centre where there is a wide choice of shops and services including Waitrose, a weekly Farmer's Market, wine bars and cafés, a recently re-furbished cinema/theatre and the Hithercroft Sports Centre which lies on the edge of the town. There are also excellent communications by rail to London from Didcot Parkway (Paddington 45 minutes) and by car via the M40, M4 and A34.





## Blue Mountains

### Wallingford

- Well presented one bedroom ground floor apartment in the tasteful Sindoun Cottages conversion
- Characterful accommodation with high ceilings & double glazed sash windows
- Popular location 0.8 miles to Wallingford Town Centre
- Welcoming entrance hall with secure intercom entry & large storage cupboards
- Dual aspect open plan living / kitchen area & double bedroom
- Fully tiled bathroom & gas radiator central heating
- Allocated off road parking plus visitor spaces & no onward chain
- Cholsey Train Station 4.3 miles & Didcot Parkway Station 5.3 miles

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

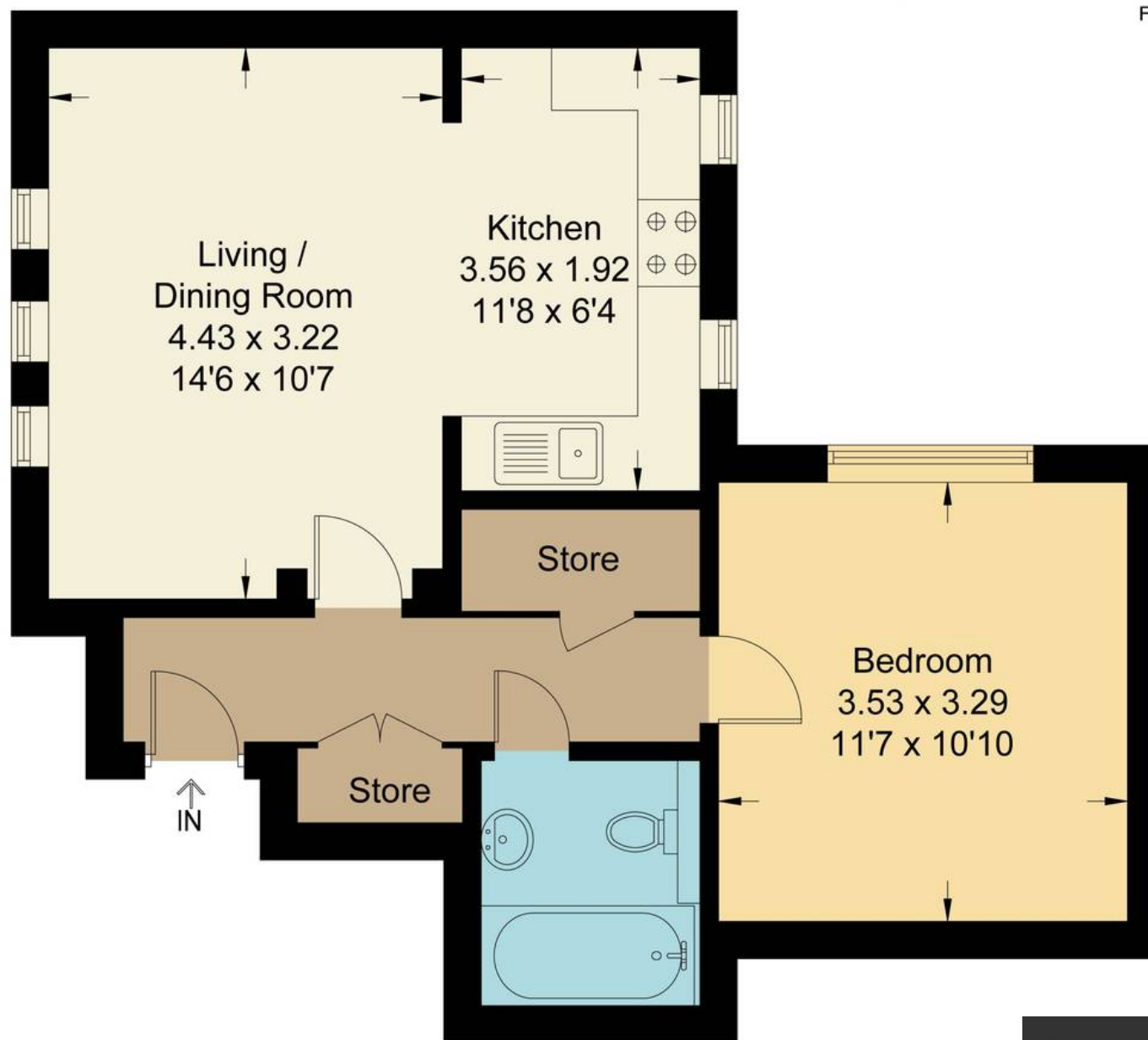




## Blue Mountains, OX10

Approximate Gross Internal Area = 45.40 sq m / 489 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.  
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