



## 2 Spyers Court, 53b Wood Street, Wallingford, Oxon, OX10 0AF

£900 PCM - 1st May 2025

- Located within walking distance of town centre
- Ground floor
- Gas central heating
- Unfurnished
- 365 sq ft
- On Street Parking

## 2 Spyers Court, Wallingford OX10 0AF

Located in the centre of Wallingford, this ground floor one bedroom apartment is well presented. Comprising of fully fitted kitchen with cooker, fridge, washing machine, sitting room, double bedroom, bathroom with shower over bath. Gas central heating. No parking EPC Rating C.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps.

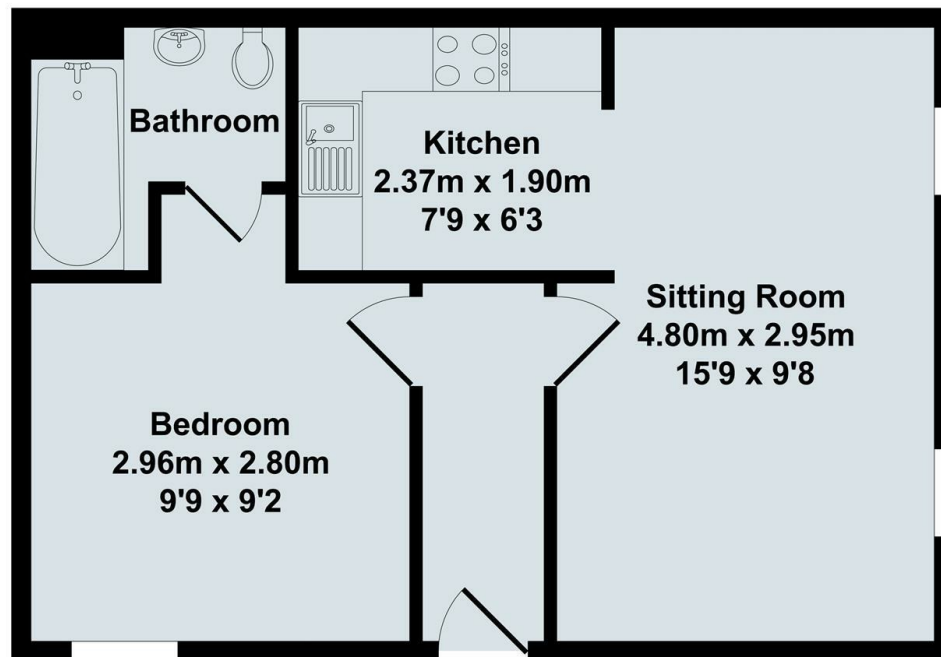
When an application is agreed a holding deposit will be required of a maximum of one weeks rent



Council Tax Band: C







Total Approx. Floor Area 33.88 Sq.M. (365 Sq.Ft.)

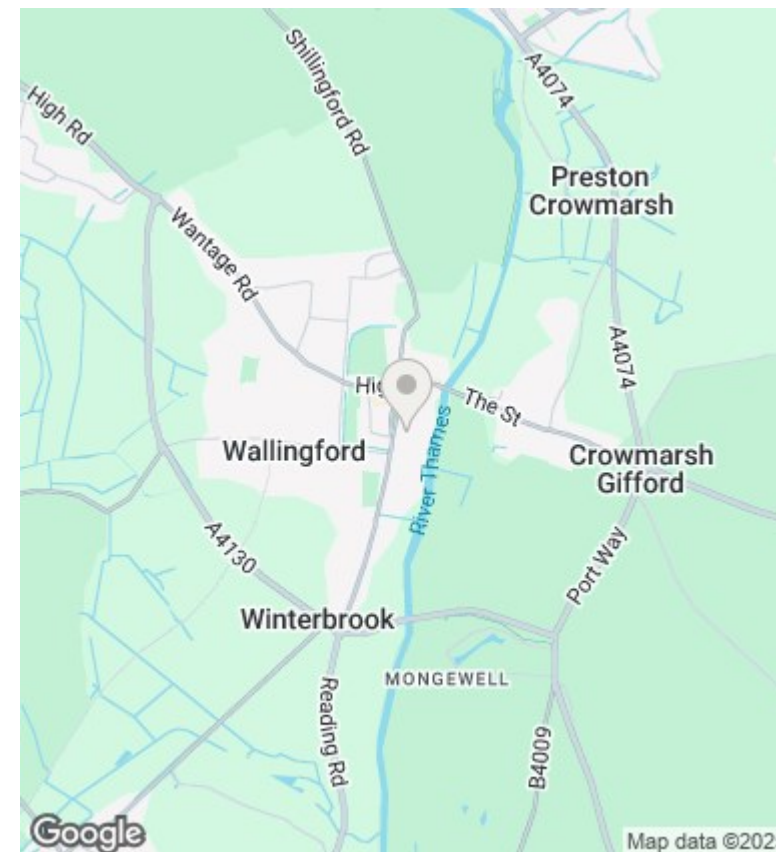
## Directions

## Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

## Council Tax Band

C



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>	72	75
(55-68) <b>D</b>		
(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