



St. Marys Street, Wallingford OX10 OEL



St. Marys Street, Wallingford

A spacious 1 bedroom second floor flat set in the heart of Wallingford town centre, with its abundance of amenities.

Entry is via a secure communal entrance with an intercom system. A shared staircase leads up to the second floor.

Stepping through the front door you are greeted by a long hallway. The Sitting Room is light and airy with views across the rooftops. Adjacent to the Sitting Room is a separate Kitchen. The bedroom and bathroom are both of a good size.



Tenure - Leasehold

Accommodation

The property is leasehold with a lease of 99 years from 25/12/1988 (so 63 years remaining): the service charge is £367/annum and the building insurance is £314/annum

A private door leads off St. Mary's Street into a communal courtyard, at the end, steps rise to the second floor.

Front door to an enclosed entrance hall with boiler/cloak cupboard.

Inner Hall: Downlights, radiator, storage cupboard, telephone entry system.





Living Room: A wide double glazed window looks down on to St Mary Street, radiator and wall light points.

Kitchen: Approached from the sitting room it has a double glazed window and is fitted with a stainless steel sink, storage units and worktops. Integrated gas hob, electric oven and a space for fridge, freezer, washing machine and microwave, radiator.

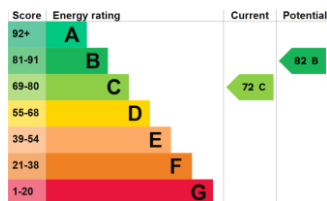
Bedroom: Double glazed window to the rear, two double wardrobes with central vent unit coupling above, radiator.

Bathroom: Fitted with a white three-piece suite including bath with shower above, part tiled walls, radiator, down lighters and loft access.

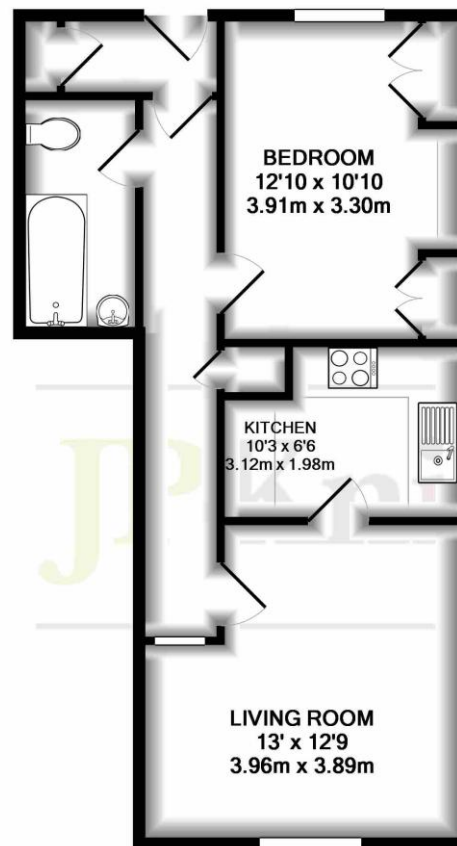


Directions:

Head north on St Martin's St towards High Street, turn right at the 1st cross street onto High Street, turn right onto Wood Street and the property will be on the right.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL APPROX. FLOOR AREA 527 SQ.FT. (49.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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