



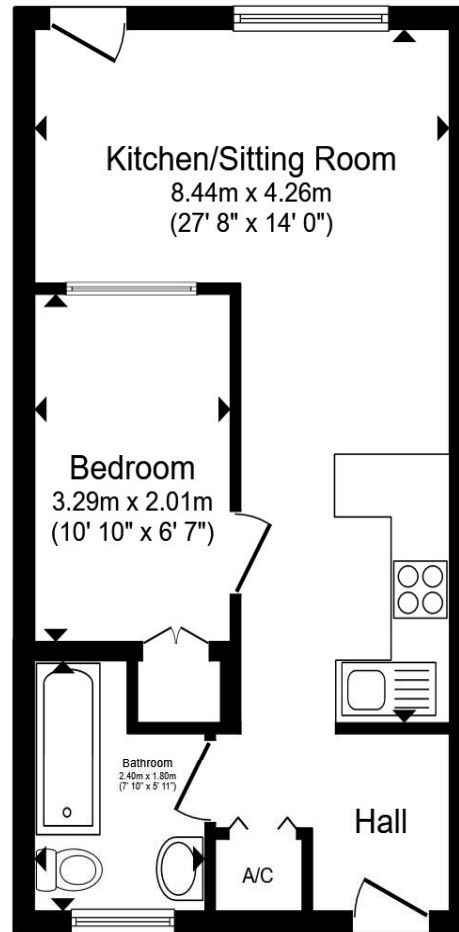
Mongewell Court, Mongewell, Wallingford OX10 8BU

welcome to

Mongewell Court, Mongewell, Wallingford

Ideal for: First-time buyers, downsizers, Rental investors and those seeking a tranquil hamlet on the River Thames and close to Wallingford. With stunning views across open farmland is this one-bedroom ground floor property features an open-plan kitchen/living space, a double bedroom with a feature glass block wall and a fitted bathroom. The outside space is a communal gardens and patio areas leading to the parking reas with allocated space for one vehicle and visitor's spaces. If you are looking for a rural retreat, this apartment could be the ideal sanctuary. Mongewell is a very small, historic riverside settlement in South Oxfordshire, England, located about 1 mile (1.6 km) south of Wallingford on the eastern bank of the River Thames. Mongewell is best described as a quiet hamlet rather than a full village, consisting of a handful of buildings and farmland. It sits in a scenic stretch of Thames countryside, with meadows by the river and rising land leading into the Chiltern Hills.





Open Plan Kitchen/Living Room

27' 8" x 14' (8.43m x 4.27m)

Bedroom

10' 10" x 6' 7" (3.30m x 2.01m)

Bathroom

7' 10" x 5' 11" (2.39m x 1.80m)

Communal Garden And Patio

Off-Street Parking

Total floor area 35.9 m² (387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Mongewell Court, Mongewell Wallingford

- Ground floor Apartment
- Open plan Kitchen/Living Area
- Rural Location
- Allocated Parking
- Communal Garden and Patios

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 998.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

£150,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105198



Property Ref:
WLF105198 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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