



Blewbury Court, Wallingford, OX10 9GS

Guide Price £350,000

THOMAS  
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SALES LETTINGS



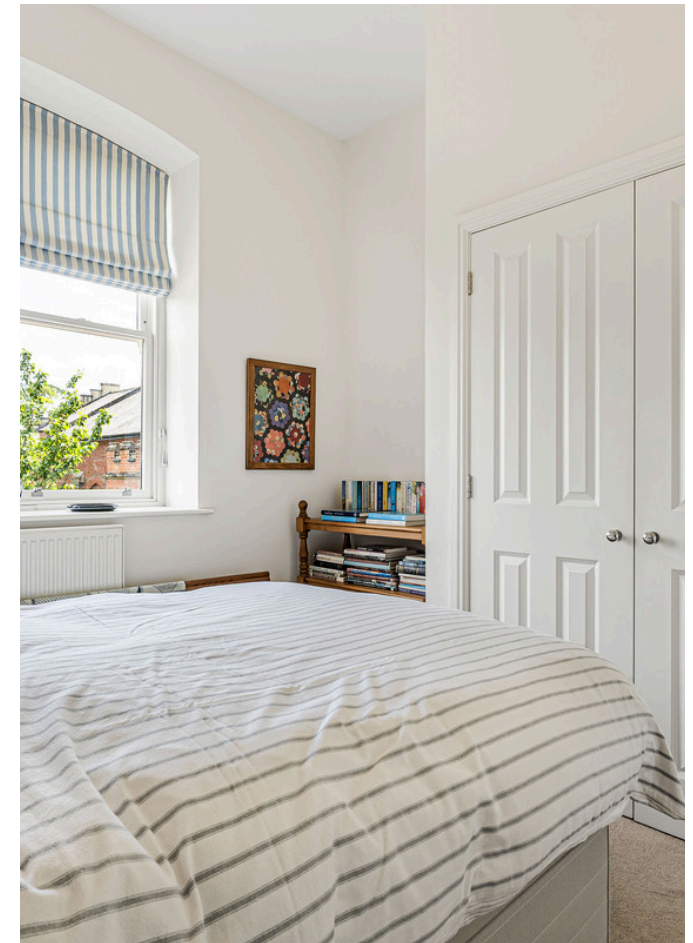


## The Property

Formerly a Victorian hospital, this Grade II listed, first floor apartment offers fantastic open plan living space with 11ft high ceilings, plus an attractive outlook looking over the river and countryside through double height sash windows.

This immaculately presented and well maintained accommodation includes: a spacious entrance hall with additional storage, open plan living/dining/kitchen with integrated appliances and central island, main bedroom, plus a further double bedroom and smaller single room or home office and family bathroom. The property also benefits from allocated parking as well as additional visitor spaces. To fully appreciate the location and presentation of this apartment, viewings are highly recommended.





## Key Features

- Two double bedrooms
- Sweeping river and countryside views
- Double height ceilings
- Allocated parking

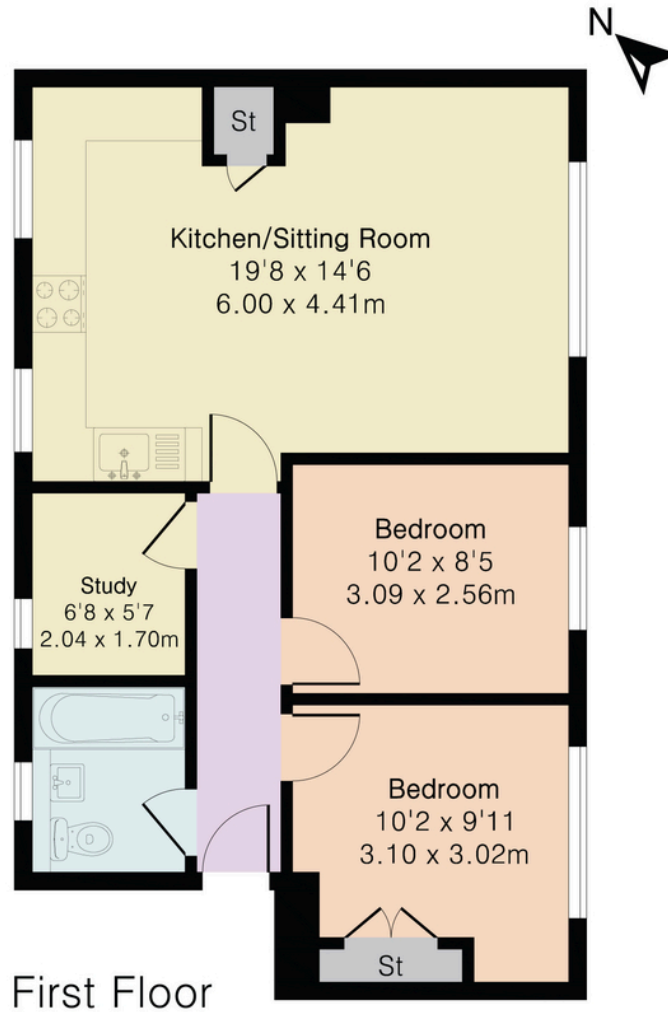


## The Location

Some material information to note. Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking. Ofcom checker indicates standard to superfast broadband is available at this postcode with the possible exception of ultrafast. Ofcom checker indicates mobile availability could be restricted with some of the major providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 608 sq ft - 56 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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