



9 Frilsham Court, Wallingford, OX10 9GA
£359,950 Share of Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

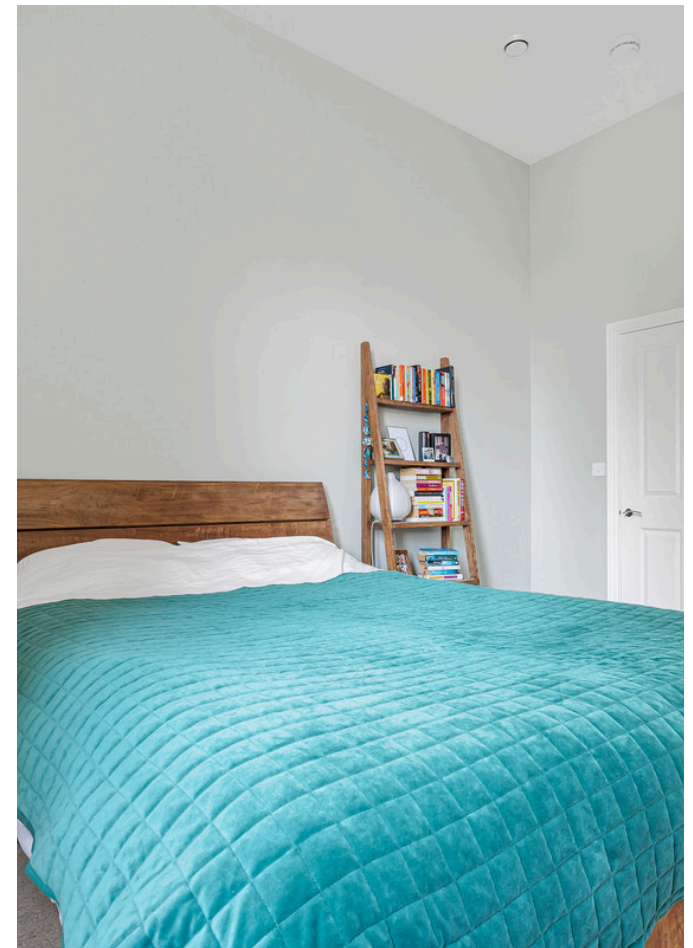


The Property

Formerly a Victorian hospital this Grade II listed second floor apartment offers fantastic open plan living space with 11ft high ceilings, plus an attractive outlook through double height sash windows towards communal grounds and distant countryside beyond.

This immaculately presented and well maintained accommodation includes: entrance hall, open plan living/dining/kitchen with integrated appliances, main bedroom with en-suite, further double bedroom and family bathroom. The property also benefits from allocated parking as well as a designated landing area with two very generous storage cupboard. To fully appreciated the size and presentation of this apartment, viewings are highly recommended.





Key Features

- Immaculately presented throughout
- Two double bedrooms
- En suite from the principal bedroom
- Allocated parking
- Open plan kitchen/diner/living space
- Two generous sized storage cupboards
- Share of Freehold
- Service charge - £2750, Ground Rent £250

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. Service charge of circa £2750 per year, Ground rent £250 per year.

Second Floor

Bedroom 1
13'6" x 10'10"
4.11 x 3.30m

Bedroom 2
13'6" x 10'6"
4.12 x 3.19m

Kitchen/Dining/Living Room
24'1" x 23'8"
7.35 x 7.21m

Utility
3'6" x 3'4"
1.06 x 1.01m

Bathroom
5'8" x 5'2"
1.72 x 1.57m

Toilet
5'8" x 5'2"
1.72 x 1.57m

Staircase (down)

Staircase (up)

North Arrow

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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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