



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.



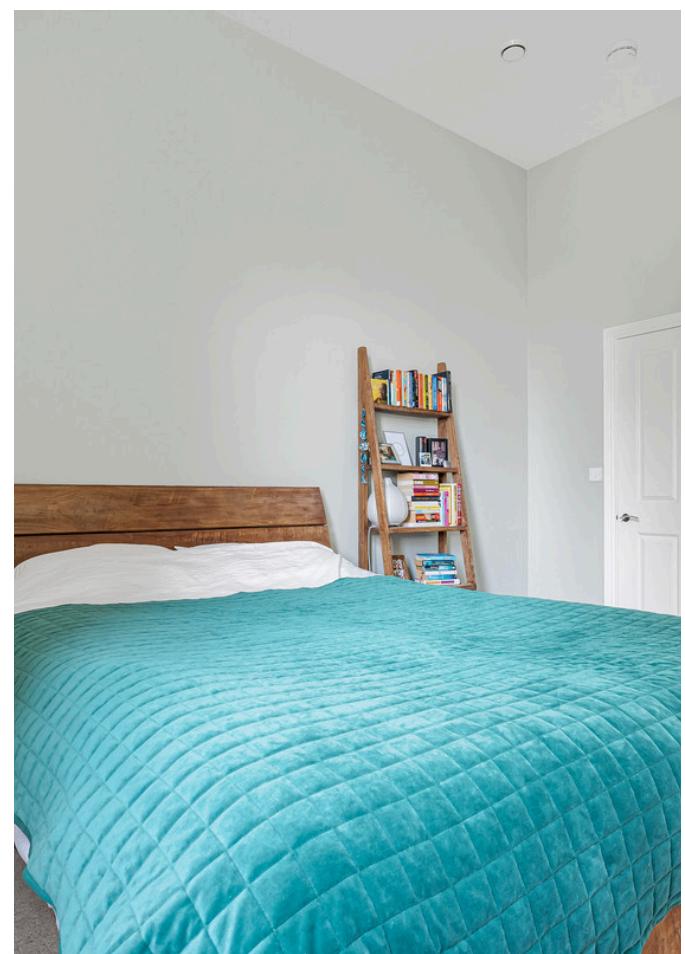


Key Features

- 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

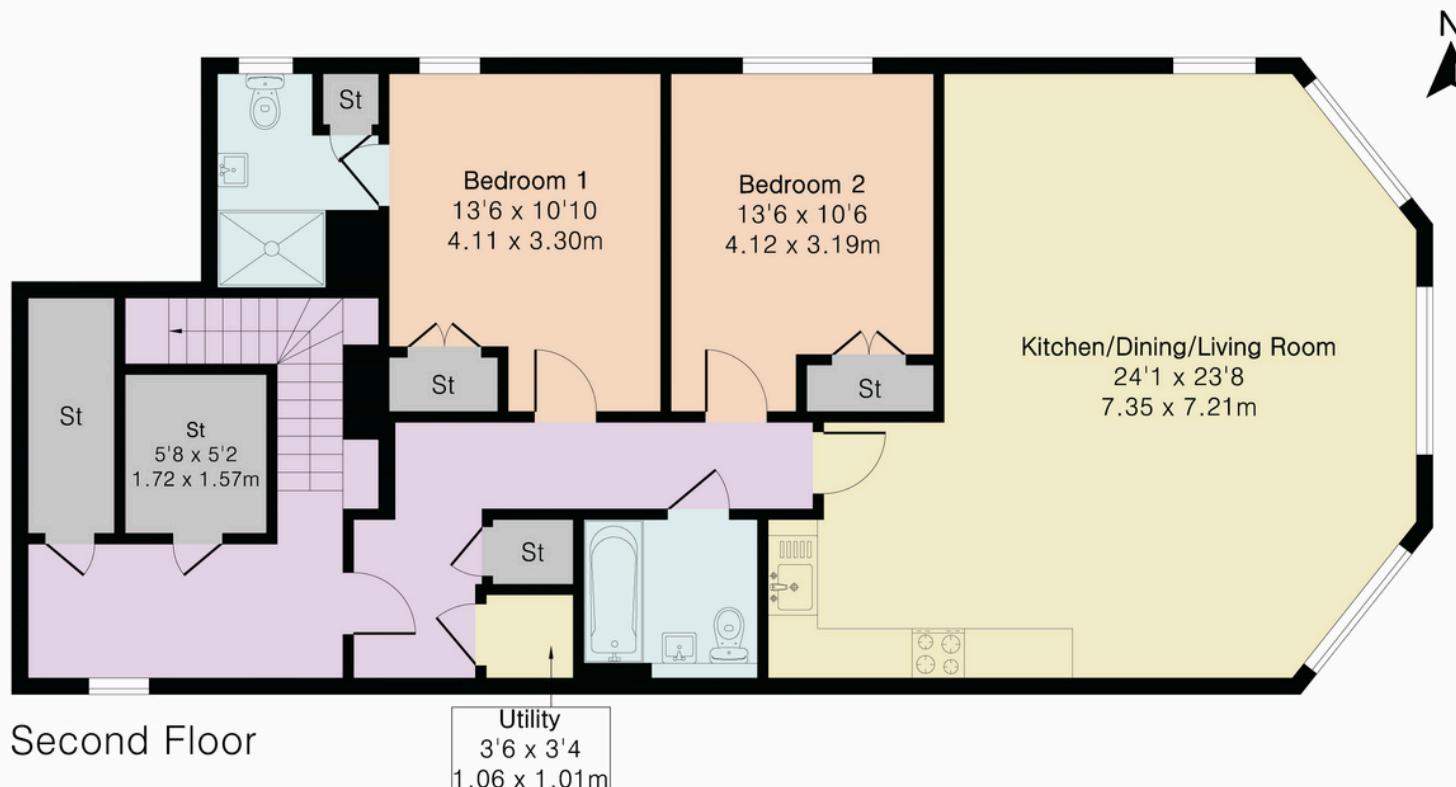
Some material information to note. Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking. Offcom checker indicates standard to superfast broadband is available at this postcode with the possible exception of ultrafast. Offcom checker indicates mobile availability 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.



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Approximate Gross Internal Area 1237 sq ft - 115 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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