



30b St. Marys Street
Wallingford, Oxfordshire, OX10 0ET



JAMESGESNER
- ESTATE AGENTS -



**30b St. Marys Street
Wallingford
Oxfordshire
OX10 0ET**

GUIDE £290,000

SHARE OF FREEHOLD



This beautifully presented second floor apartment is conveniently located within the town centre, offers generous living space to include two good double bedrooms and a private rear garden. Offered for sale with no onward chain, a long lease and low maintenance charges, this property would be a good investment, or first time buy.

Accommodation comprises; communal entrance hallway, inner hall, lounge/dining room with feature fireplace, modern kitchen/dining room, two double bedrooms and modern bathroom with shower. To the rear of the property there is a private garden which is laid to lawn and a garden shed.

Parking can be sought on street nearby with the option to purchase a parking permit for a nearby car park with EV charging points. Gas central heating throughout and Sash windows to the front.

Situated within close proximity to all of Wallingford's central amenities including a Waitrose, a cinema, restaurants and transport links this property offers convenient town living with distinctive and flexible accommodation over three floors. Maintenance contribution is £120 per flat per month and over 900 years left on the lease.

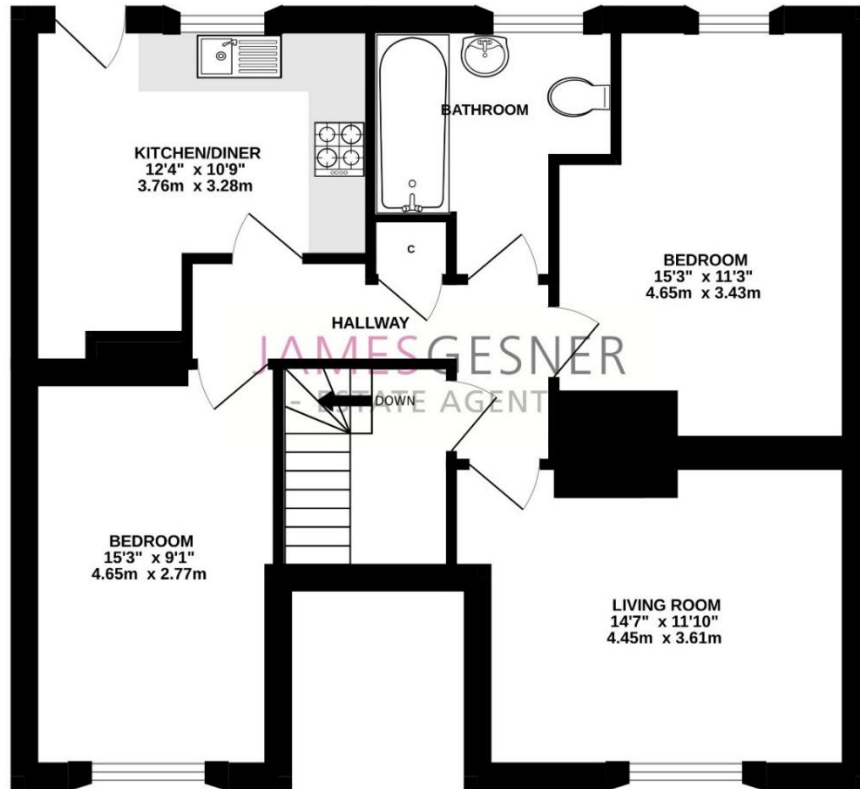


Today Wallingford is a thriving Market Town; the centre is a major conservation area with examples of churches and architecture dating back to the 14th Century. The landscape from the river Thames is officially designated as an Area of Outstanding Natural Beauty. Being a Town, Wallingford offers every means of amenity one would expect including a Waitrose supermarket and a recently opened Lidl.

The narrow streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. Wallingford is within easy reach of both the M40 and the M4, and is conveniently located within access of Henley, Reading, & Oxford.



MIDDLE FLOOR
716 sq.ft. (66.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		69	81
(55-68) D			
(35-54) E			
(21-34) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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