

St Johns Road, Wallingford, OX10 9AD

Offers Over £230,000 Leasehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A well presented, first floor, one bedroom maisonette, situated just a stone's throw from the town centre and offered to the market with no onward chain.

This impressive maisonette has the luxury of a generous sized kitchen, double bedroom, modern bathroom with overhead shower, plus a spacious and dual aspect living area. Other benefits include, double glazing throughout, gas central heating, private courtyard area and allocated parking. To fully appreciate this fabulous 'lock and leave' property, viewings are highly recommended.

Additional Information

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. 999 year lease from 2011, there is no ground rent or service charge payable, this is a share of freehold. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has allocated parking. The government portal generally highlights this as a very low risk address for flooding.







Key Features

- First floor maisonette
- Well presented throughout
- No onward chain
- Desirable location and walking distance to the town centre and open green space
- Allocated parking
- No ground rent or service charge
- 999 year lease from 2011
- Extensive loft space





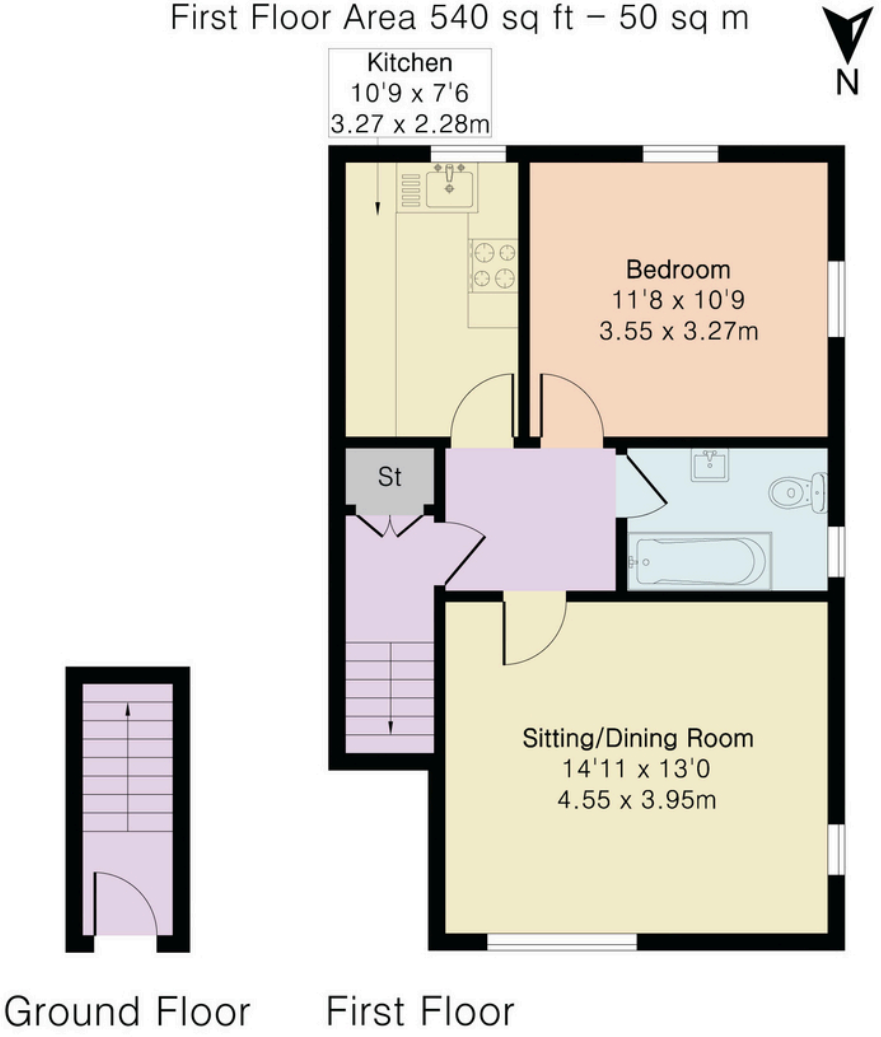
The Location

Wallingford is within easy reach of both M40 and M4 (via the A34) and only 13 miles from Oxford with excellent bus services. The mainline train station at Didcot is about 6 miles distant. The town boasts three Primary schools and a highly regarded High School, which is also a sports academy. The streets with their variety of small shops, public houses and restaurants together with the antique shops in the Lamb Arcade and the Castle Gardens make it a very pleasant town. There is a Waitrose and Lidl supermarket and a Farmers Market held in the Market Place. There are extensive sports facilities within walking distance and a thriving rowing community. The Doctors surgery and hospital are within an 8 minute walk from the town.

Approximate Gross Internal Area 575 sq ft - 53 sq m

Ground Floor Area 35 sq ft – 3 sq m

First Floor Area 540 sq ft – 50 sq m



PINKPLAN

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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