



Waterloo Close, Wallingford, OX10 9LU
£225,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located on the edge of Cholsey village is this very well presented, two bedroom, first floor apartment with its own private entrance. The property has over 150 years remaining on the lease.

The property benefits from two well proportioned bedrooms, newly fitted and modern shower room, kitchen, plus a generous sized, dual aspect lounge/diner. The property has been looked after exceptionally well by the current owners and also has the added benefits of designated and use of the communal gardens. To fully appreciated the overall presentation, viewings are highly recommended.

Nestled within the charming village of Cholsey, you'll enjoy a delightful blend of country living and modern amenities. This village offers a delightful community atmosphere, lots of sports groups, recreation fields, convenience stores, pubs and several local businesses. Not forgetting the train station making access to Reading, Oxford, Didcot & London Paddington a breeze.





Key Features

- First floor apartment
- Allocated parking and communal garden
- Immaculately presented throughout
- 156 years remaining on the lease
- Short distance from Cholsey train station
- Spacious dual aspect living area



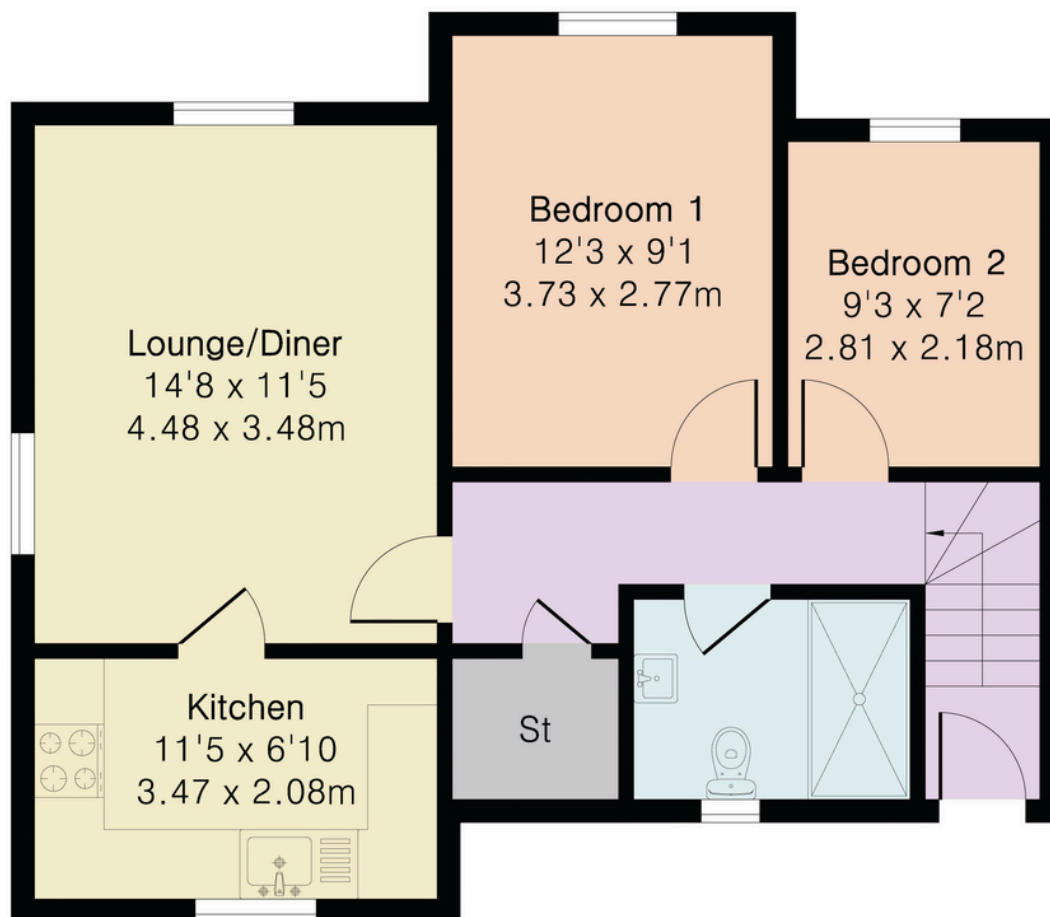


The Location

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Service Charge - £195.22 per calendar month, Lease Length remaining - 156 years, no ground rent payable. The property has allocated parking and a communal garden. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability with all of the major providers apart from three. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. 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 597 sq ft - 55 sq m



First Floor



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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