



16 Barnaby Court
Wallingford, Oxfordshire, OX10 0FF



JAMESGESNER
- ESTATE AGENTS -



**16 Barnaby Court
Wallingford
Oxfordshire
OX10 0FF**

**PRICE £190,000
SHARED OWNERSHIP**



This immaculately presented one bedroom, first floor apartment in the sought after Barnaby Court residence for the over 55's and located within a two-minute walk of both Waitrose and the Town Square. Offered with no onward chain.

The apartment offers a large entrance hall with built in storage cupboard, a larger than average bedroom, a light and bright open plan fitted kitchen area with integrated appliances and adjacent dining/living room space and a large luxury bathroom with a walk-in shower.

The apartment also benefits from gas under floor heating and the use of a lift onto the first floor. Further benefits include a communal residents lounge area where there are weekly scrabble and book clubs and there are mature grounds and parking for guests in the nearby Goldsmith's Lane car park.



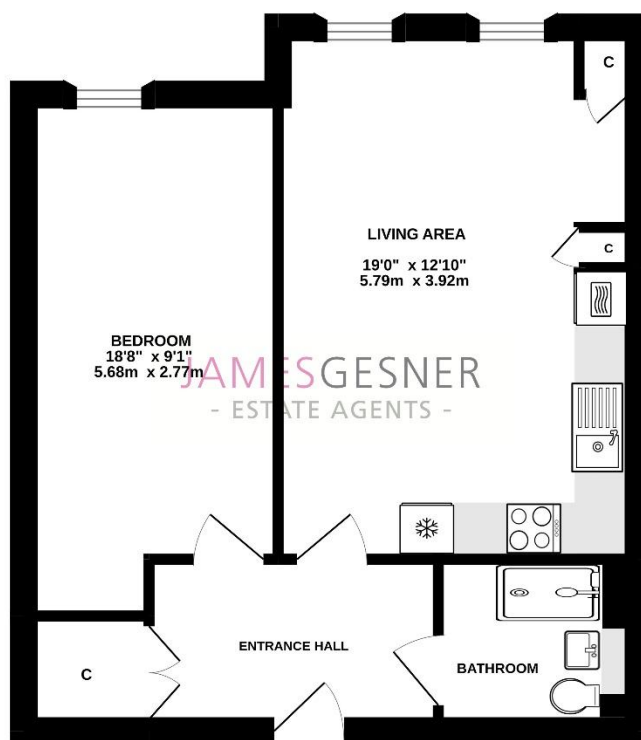
The apartments are for over 55 years only and must be your sole and only residence. Barnaby Court is offered under the affordable 75% market value purchase scheme with no rent to pay on the remaining 25%.

Wallingford is a historic market town on the River Thames offering a wide range of amenities including a wide range of eating establishments and shopping facilities with bus links into Oxford and Reading.





FIRST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 528 sq ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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