



18 The Murren, Wallingford, OX10 9DZ



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NO ONWARD CHAIN – Situated in the sought after market town of Wallingford, this well presented one bedroom ground floor apartment which is double glazed throughout, enjoys a delightful position within walking distance of the town centre with wealth of amenities and great transport links.

This home used to be a two-bedroom property which could easily be re-instated. Currently it's a larger than average one bedroom residence.

The property has access to a large expanse of grounds, tennis courts, the river and Thames Path. A standout feature is the home having its own private entrance.

Tenure – Leasehold 999 year lease with 966 remaining

The accommodation begins with a welcoming entrance hall featuring a large double doored storage cupboard providing excellent practical space. A door leads through to the spacious open plan kitchen and living area, creating a bright and social living environment.

The kitchen is fitted with a range of base and wall mounted units and benefits from a large window, wood effect flooring, a gas hob with extractor hood over, built in oven, and spaces for a fridge, freezer and washing machine. A one and a half bowl stainless steel sink with mixer tap completes the kitchen.





The living room is flooded with natural light from two large windows. The room feels particularly spacious as it used to be divided into two rooms and now it is all open plan.

There is also a office / snug area which would be ideal for a guest room or work from home space.

The generous double bedroom offers excellent storage with both double and single built-in wardrobes.

Completing the accommodation is a shower room, finished to a high standard and comprising of a large shower cubicle, a semi concealed wash hand basin with vanity storage beneath and a concealed cistern w.c.

This attractive apartment combines comfortable, well-planned accommodation with a desirable location with the benefit of two parking spaces. This is an ideal first-time purchase, investment or downsizing opportunity.

There are also two private off road parking spaces available.



Directions:

From our offices, turn left onto St Mary's Street, continue onto Reading Road, turn left onto The Murren and the property will be found on the righthand side.

Approximate Gross Internal Area = 64.80 sq m / 697 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

