



Farthing House, St. Martins Street, Wallingford, OX10 0AL



Farthing House, Wallingford

An immaculately presented luxury two-bedroom apartment, exclusively designed for the over-55s, ideally located in the heart of Wallingford. The property is within easy walking distance of the town's shops, cafés, restaurants, cinema, and popular riverside Thames walks, as well as excellent public transport links.

This modern, purpose-built development benefits from lift access, secure private parking, a sunny communal roof terrace, and professional estate management, creating a welcoming environment for like-minded residents.

The communal entrance hall provides stair and lift access to the apartment's private front door, which opens into a spacious dining hall with a utility cupboard and additional storage. This leads through to a bright and generous living and dining area, incorporating a contemporary open-plan kitchen finished to a high specification and fitted with integrated Bosch appliances. The principal bedroom is a large double featuring built-in wardrobes, an en-suite shower room, and access to a private balcony overlooking St Martin's Street. The second double bedroom also benefits from built-in wardrobes. A modern family bathroom completes the accommodation, fitted with a shower over the bath, WC, and wash basin.



Tenure - Leasehold

Accommodation

A door from St Martin's Street in the town centre opens into a communal entrance with large matt and wood-style flooring.

A door leads through in the hallway, where there is access by both a lift and stairs to the upper floors. An additional door leads through to the covered parking area.

Stairs/Lift to the second floor. Door into a communal hall, the apartment door is the first door on the left.

Reception Hall: Brilliantly lit with natural light and down lights, and an open way to:

Dining Room: Downlights, cloak/storage cupboard.





Utility Cupboard: Stacking spaces for washing machine and tumble dryer, additional storage area and gas boiler.

Sitting Room: The room features a picture window looking out onto St Martin Street and St Mary's Church. As a focal point, there is a feature fireplace with coal effect electric fire, additional elegance added by a cornice. Wide open way to:

Kitchen/Breakfast Room: Featuring a range of quality units with quartz work tops and integrated appliances include an induction hob with back plate and extractor hood, double electric oven, fridge freezer, dishwasher. Wood-style floor, space for a small table and chairs. It features three levels of lighting, including downlights.

Bedroom 1: Sliding patio doors open to a balcony at the front overlooking St Martin Street with great storage, including two double wardrobes.

Ensuite Shower Room: Beautifully fitted with a large shower cubicle, Villeroy & Boch sink and WC, fitted cupboards with a display worktop, wood-style floor downlights and radiator.

Bedroom 2/Study: Two double wardrobes and a large window.

Bathroom: Bath with shower unit and screen above, Villeroy & Boch sink and hand basin with worktop, wall mirror, wood-style floor, radiator, down lighters
The service charges are £4,628.08 paid bi-annually.

Outside

Attractive communal rooftop terrace with countryside views.

Private balcony overlooking St Martin's Street.

Allocated parking in a secure garage with electric doors, lockable caged storage, and pedestrian access to Goldsmiths Lane car park.



Directions

Turn left from our offices into St Martin's, walking along the road, the entrance to the block is on the right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	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.

