



Barley Close, Wallingford, Oxfordshire  
£230,000 LEASEHOLD

**JAMESGESNER**  
- ESTATE AGENTS -

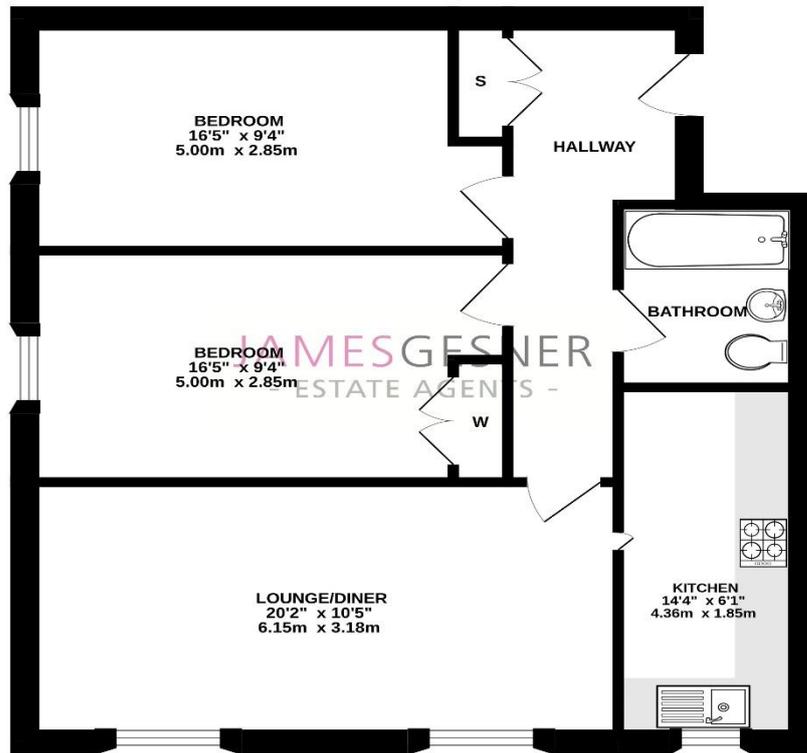
This spacious, two bedroom top floor apartment is located within this popular development built by Linden Home in 1999. Available for sale with no onward chain and allocated parking.

Accommodation includes a communal entrance hall with entry phone system, 20' lounge/dining room overlooking open fields in westerly aspect, modern kitchen, bathroom, two generous double bedrooms and a family bathroom, The property has an allocated parking space in a communal car park, as well as use of the communal gardens. The property was built 1999 with a lease of 125 years (99 years remaining). Management fee £1250 per year which includes building insurance.



# 41 Barley Close, Wallingford, Oxfordshire, OX10 9BX

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



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

TOTAL FLOOR AREA: 742 sq.ft. (68.9 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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