

69B - Plot 2 High Street, Wallingford, OX10 0BX

£175,000 Leasehold

THOMAS MERRIFIELD

SALES LETTINGS







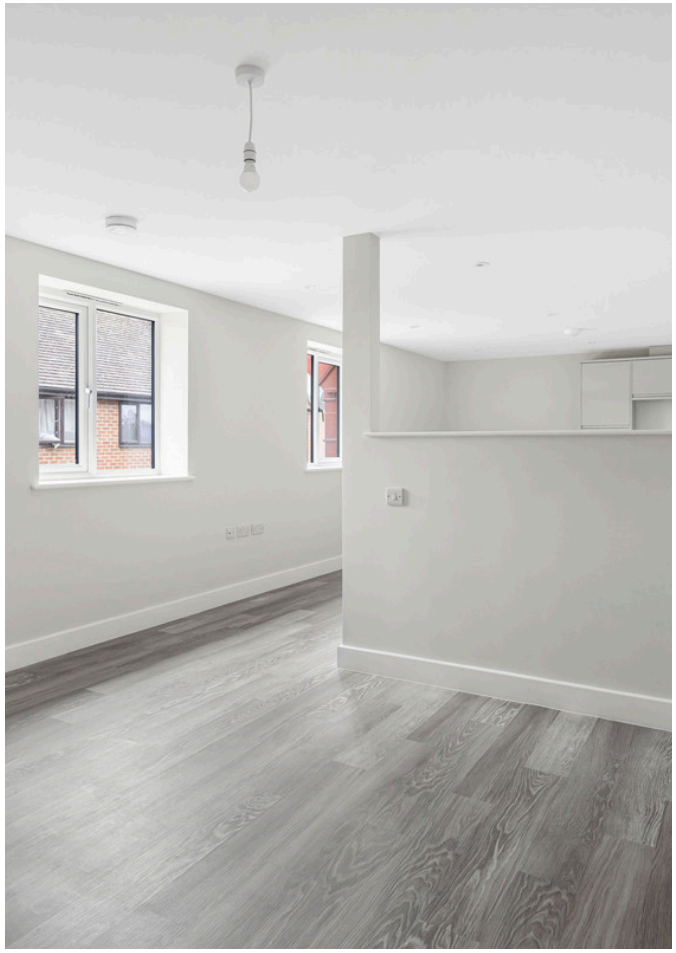
The Property

With allocated parking and located only moments from all the towns amenities, river, and open green space is this extremely well finished one bedroom studio apartment, with long lease, build warranty, and no onward chain. The apartment has secure communal access and comprises kitchen-diner-lounge, double bedroom, and modern shower room. For the presentation, and practicality of both the parking and location to be fully appreciated, it must be viewed.

Some material information to note: Electric heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has one allocated parking space. The government portal generally highlights this as an unlikely/very low risk address for flooding. The lease length is 250 years. There is an annual service charge & ground rent of £500. There is an ICW build warranty. 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. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. 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.







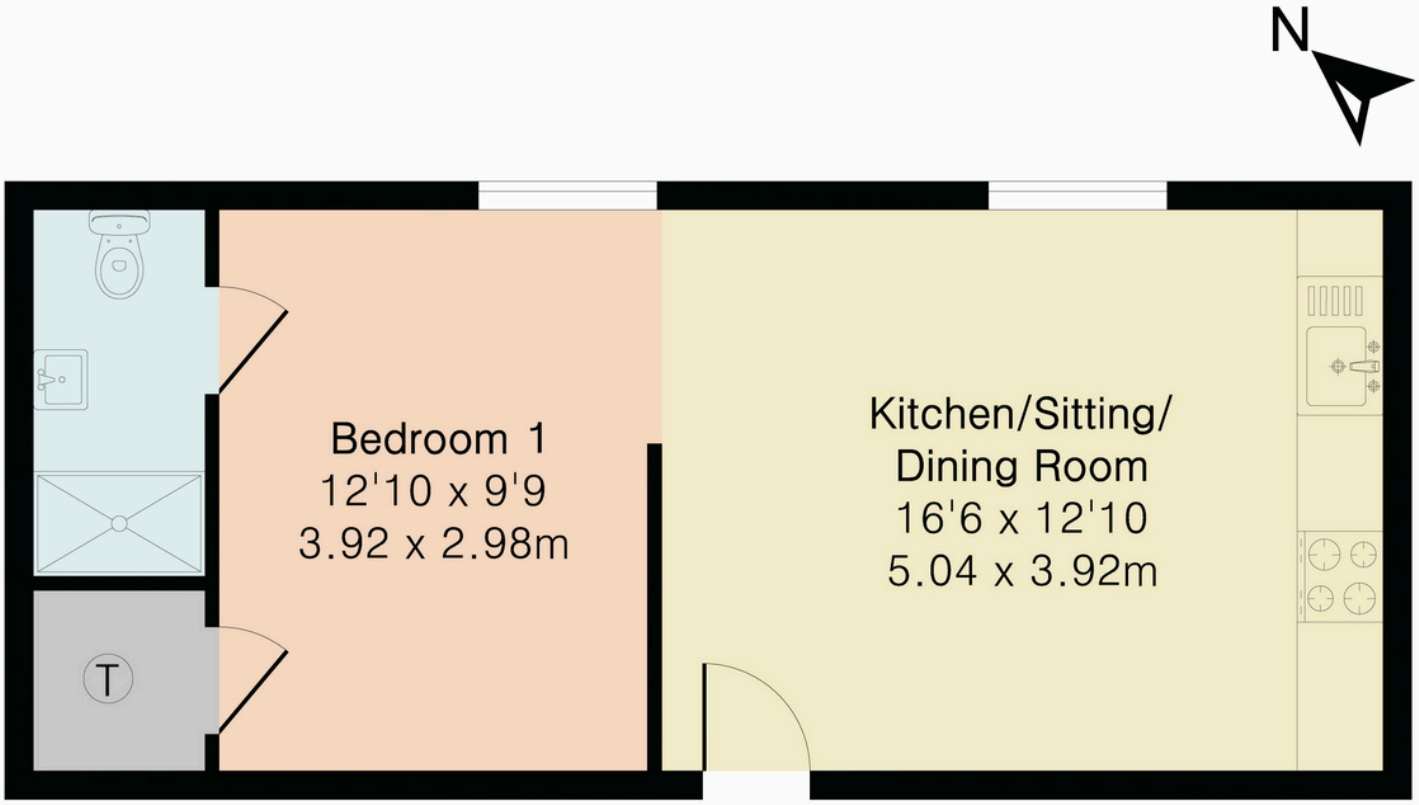
Key Features

- Very well finished studio apartment.
- Allocated parking space.
- Immediate access to the town centre, Bullcroft, Kinecroft and a short walk to the river.
- 250 year lease from new.
- No chain

The Location

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose and Lidl Supermarket, and a farmers Market is held regularly in the Market Place.

Approximate Gross Internal Area 398 sq ft - 37 sq m



PINK PLAN

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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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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