

Ipsden Court, Wallingford, OX10 9GD

£275,000 Leasehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Formerly a Victorian hospital, this Grade II listed, first floor apartment offers fantastic open plan living space with 11ft high ceilings, plus an attractive outlook through double height sash windows.

Some material information to note. Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking. Offcom checker indicates standard to superfast broadband is available at this postcode with the possible exception of ultrafast. Offcom checker indicates mobile availability could be restricted with some of the major providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding. 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. Service charge of circa £2750 per year, Ground rent £400 per year.







Key Features

- Immaculately presented throughout
- Two double bedrooms
- Additional dressing room from the principal bedroom
- Allocated parking
- Open plan kitchen/living room with central island
- Service charge - £2750, Ground Rent £400
- Communal parkland of 80 acres reaches down to the River Thames



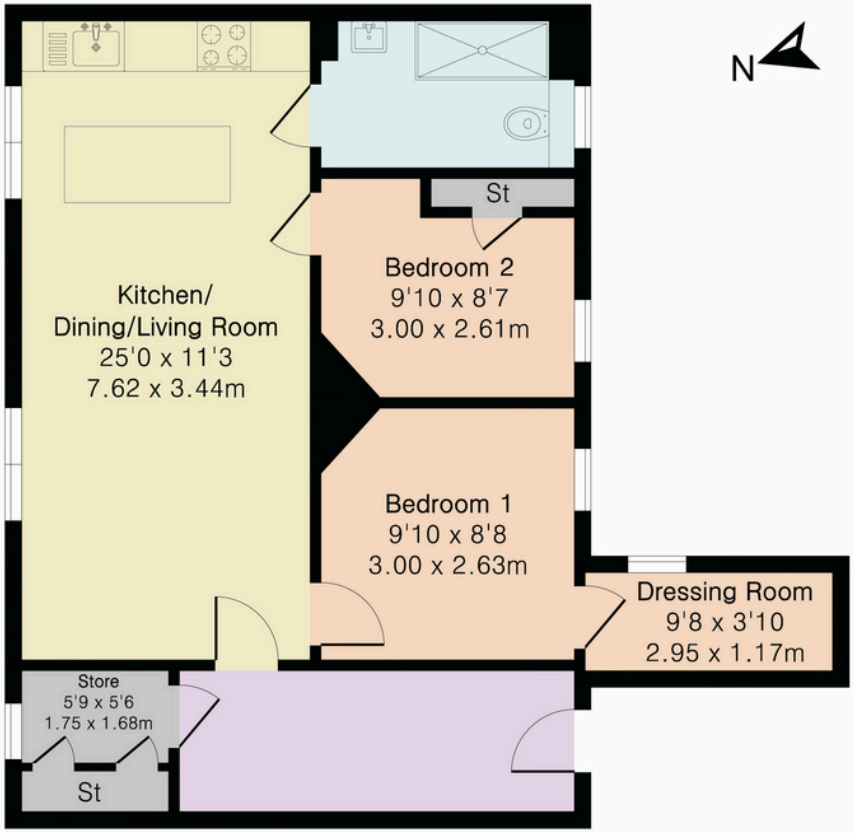




The Location

This immaculately presented and well maintained accommodation includes: a spacious entrance hall with additional storage, open plan living/dining/kitchen with integrated appliances and central island, main bedroom with added dressing room, plus a further double bedroom and family bathroom. The property also benefits from allocated parking as well as additional visitor spaces. To fully appreciated the location and presentation of this apartment, viewings are highly recommended.

Approximate Gross Internal Area 708 sq ft - 66 sq m



First Floor

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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