



Walter Bigg Way, Wallingford OX10 8FB



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A stunning duplex apartment in this imposing Grade II listed building set in attractive communal grounds within the conservation area of the town. The property features a magnificent open plan 26'5 x 21'3 living space with tall windows and a vaulted 17'5 ceiling. It also has 3 bedrooms and 2 bathrooms and has an allocated parking space and garage. The amenities of the town are within easy walking distance.

The property has gas central heating to radiators.

Tenure - Leasehold

Accommodation

Communal Hallway: Telephone entry system. The front door opens to:

Hallway with stairs to half landing, window overlooking grounds: radiator.

Living/Dining Room/Kitchen: 26'5 x 21'3

A fabulous room with exposed beams and a vaulted 17'5 ceiling. Three large windows overlook communal gardens, radiators.

Kitchen: Attractively fitted with a range of storage units, silestone worktops, an electric ceramic hob with extractor hood, electric oven and a combination microwave/oven. There is an island unit/breakfast bar with wood worktop, fridge/freezer, dishwasher and washing machine, wood style floor.





Inner Hall:
Radiator, down lighters. Cupboard housing gas boiler:
door to stairwell.

Bedroom 3: 8'5 x 8'4
Window to front, radiator, down lighters.

Shower Room:
White three piece suite including tiled shower cubicle,
part tiled walls, chrome radiator, tiled wood style floor
with electric heating, large window with stained glass
above.

Stairs to:
Bedroom 2: 21'3 x 8'9
Window to front and Velux window, two radiators, part
vaulted 9'6 ceiling, exposed beams and timber.

Main Landing: From the front door.

Bathroom:
White suite comprising a free-standing slipper bath,
hand washbasin and WC, part tiled wall and tiled wood
style floor, chrome radiator, down lighters.

Bedroom 1: 15'6 x 9'5
Bay window to the side and window to the front:
radiator, vaulted 12'2 ceiling and exposed beams,
down lighters.

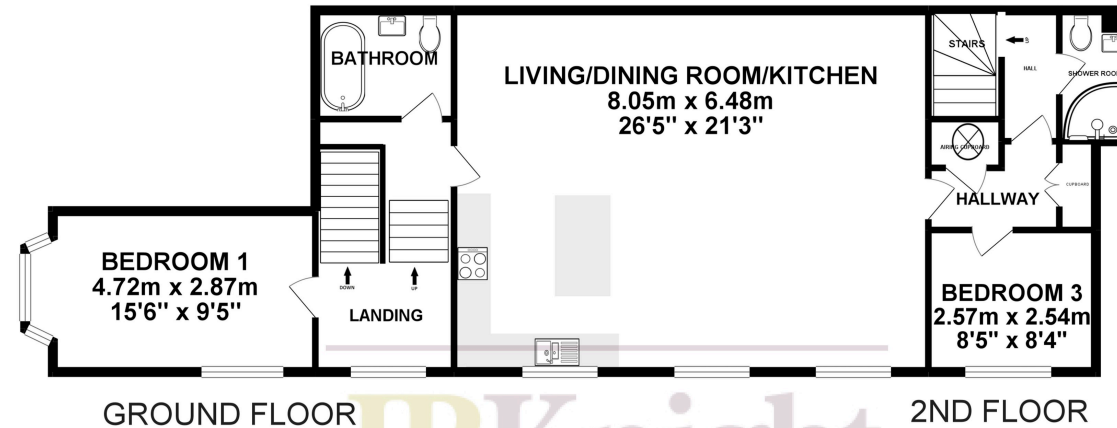
Outside
There are well maintained communal gardens that are
mainly laid to lawn with established hedges.
Garage: Up/over door with light and power (left hand
one of pair to front)
Allocated parking space.



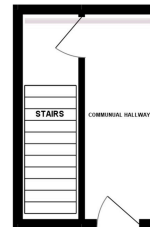
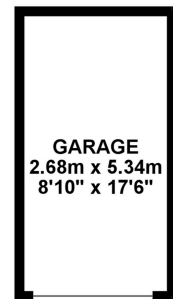
Directions

Turn right from our offices, at the traffic lights by Waitrose turn left into the High Street. Turn right just after the mini roundabout into St Georges Road, first left into Millington Road and Walter Bigg Way is the first left. The property will be found in the far left corner.

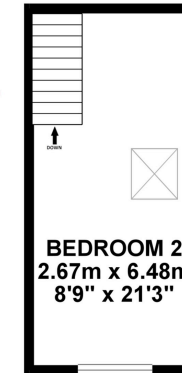
1ST FLOOR



GROUND FLOOR



2ND FLOOR



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.



TOTAL FLOOR AREA : 120.90 sq. m. (1301.36 sq. ft.) 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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