



Atwell Close, Wallingford OX10 0LZ



Atwell Close, Wallingford

A fabulous first floor apartment with a long lease (recently extended), situated in a quiet corner of this sought after development within walking distance of the town centre. The property features a superb open plan living/dining room/kitchen opening to a south-facing balcony; in addition there is a bedroom and bathroom. Set in this established cul-de-sac it has an allocated parking space.

Tenure – Leasehold

Accommodation

The property is double glazed throughout with electric storage heaters.

Communal Entrance Hall: Stairs leading to first floor, front door opening to:

Open Plan Living/Dining Room/Kitchen:

Living Room: 13'1 x 12'6

Electric storage heater, twin French doors open to covered balcony with wrought iron railing,





Kitchen/Dining Area: 14'5 x 7'11

Two windows to the rear, part tiled walls, range of storage units with integrated electric hob, extractor hood above and oven, space for dishwasher and washing machine, electric storage heater.

Door with inner hall leading to:

Bedroom: 15'10 x 8'1

Window to the front, electric storage heater.

Bathroom: 8'1 x 5'6

Fitted with a 3 piece suite with electric shower over the bath, window to the rear and Duplex hot air heater

Outside

Allocated parking space

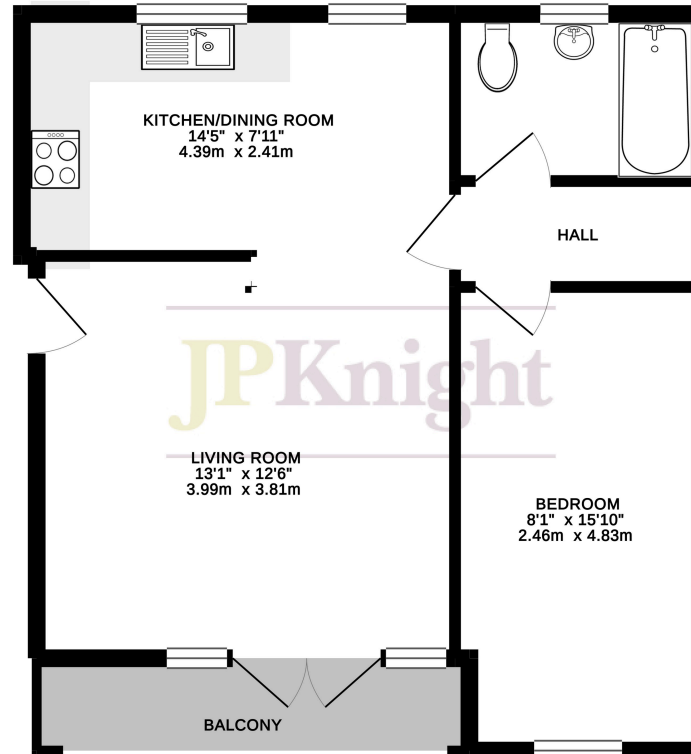


Directions

Turn right from our office into St Martins Street, at the traffic lights turn left into Station Road, after half a mile turn right into Atwell close. The property is towards the top on the left.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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: 502 sq. ft. (46.6 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.
Made with Metropex ©2018

