



Barley Close, Wallingford OX10 9BX



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A bright and spacious two bedroom ground floor apartment set on the edge of the popular Sovereign Place development with an allocated parking space and communal garden. Within walking distance of the town centre it will appeal both to owner/occupiers and investors. The accommodation centres around a 25'8 triple aspect living/dining room, there is a separate well equipped kitchen and 2 bathrooms.



Tenure - Leasehold

Accommodation

The property is double glazed with gas central heating to radiators. Communal Entrance Hall.

Front door to:

Entrance Hallway: Telephone handset for entry system, large cupboard and radiator.

Living/Dining Room: 28'5 x 10'8

A superb room featuring a triple aspect: a large bay overlooks the communal gardens at the rear, French doors to the side. There is an egg and dart cornice as well as 2 radiators.





Kitchen: 10'8 x 5'6

Window to the front, it is fitted with a range of storage units, worktops and stainless steel sink: integrated electric ceramic hob, extractor hood, electric oven, fridge, freezer and washing machine. There is a tiled floor, kickspace heater and concealed gas boiler.

Bedroom1: 14'4 x 10'

Window to the rear, wardrobe and radiator.

En Suite Shower Room:

Fitted with a 3-piece white suite including shower cubicle, marble tiled floor, partial wall tiling, radiator and down lighters.

Bedroom 2: 9'3 x 8'4 (excl. doorway)

Rear aspect and radiator.

Bathroom:

Fitted with a 3-piece white suite, marble tiled floor, window, partial wall tiling, radiator and down lighters.

Outside


Allocated Parking Space: Just to the side of the apartment.

Visitor Parking.

Communal Garden: Set to lawn with a mature hedge rear border.



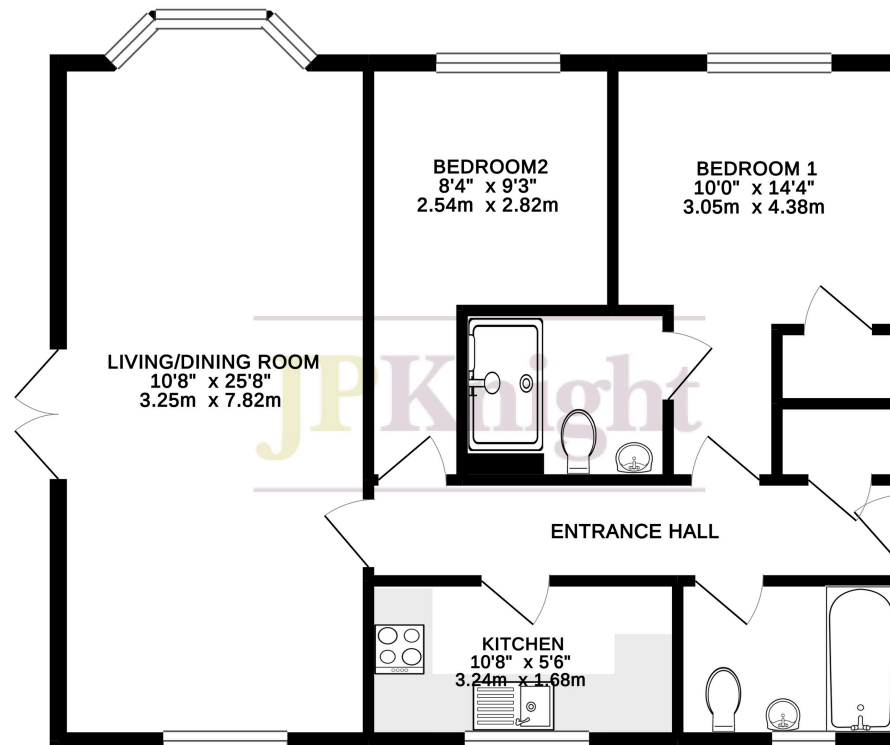
Directions: Turn left from our offices into St Martin's Street, through the square into St Mary's St, past St Leonard's Square then next right into St Johns Road, follow this across the mini roundabout and take the 2nd left into Sovereign Place. Turn first left into Windsor Drive, right into Barley Close, at the end turn right, the property is in the far left corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	74	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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.



GROUND FLOOR



TOTAL FLOOR AREA: 685 sq. ft. (63.6 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.
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