





## High Street, Wallingford

A superb first floor 3 bedroom apartment set in the heart of the town with a balcony and private south facing 40' rear garden. The living accommodation centres around a fabulous 27' open plan living room - kitchen/breakfast room, this has a door to the balcony that leads to the garden. In addition to the 3 bedrooms there is a modern 3-piece bathroom. The property has its own front door with staircase to the first floor.

The property has gas central heating to radiators.

## Tenure - Leasehold

Accommodation

Front door to:

Entrance Hall: Radiator, meter cupboards and stairs to first floor.

Living Room/Kitchen/Breakfast Room: 27' x 15'4"  
Living Area: It features a large sash window to the front, wood style floor, radiator.

Kitchen: Fitted with a range of storage units, work tops, integrated electric ceramic hob, extractor hood, electric oven, dishwasher and washing machine: space for fridge freezer, down lighters, radiator, door and window to the rear balcony and steps to garden.

Loft access – gas boiler in loft installed in 2019.





Bedroom 1: (T shaped) 15'x 13'  
Sash window to front, radiator, two double wardrobes, over stair recess.

Bedroom 2: 10'11 max excl. wardrobe x 10'10  
Sash window to rear, radiator, full width range of wardrobes.

Bedroom 3: 7'10 x 6'7  
Sash window to front, radiator.

Bathroom:  
White three piece suite, tiled walls and floor, window, chrome radiator, down lighters.

Outside

Door from the kitchen to:

Balcony: 8' x 8' with timber balustrade and stairs leading down to:

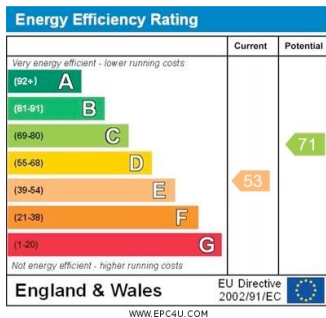
Rear Garden:

A delightful feature which extends to a maximum of 40' in length and faces south, fully paved for ease of maintenance, there are flower and shrub borders and it is enclosed by brick and stone walls.

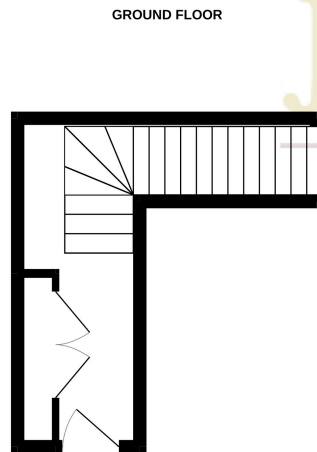


## Directions

Turn right from our office into St Martin's Street and then take the first right into High Street at the traffic lights. Pass the George Hotel and Avanti Restaurant on the left. The property will be found shortly afterwards on the right hand side.

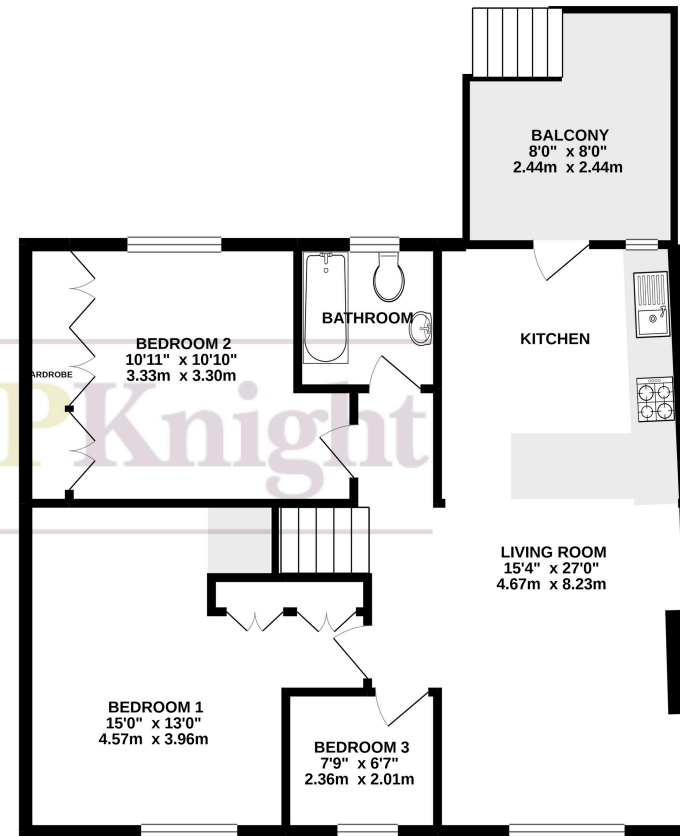


**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR

FIRST FLOOR



TOTAL FLOOR AREA : 8913sq. ft. (828.0 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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