

PROPERTY AGENTS

JPKnight



Station Road, Wallingford OX10 0HU



Station Road, Wallingford

Situated just to the west of the town centre and within easy walking distance of the shops and restaurants, a stylish first floor apartment that has a share of the building's freehold and features low running costs.

The property comprises a sitting room with fireplace, double bedroom, a modern bathroom and kitchen that opens on to a private first floor balcony.

The apartment has gas central heating to radiators and is double glazed.

Tenure – Share of Freehold

Accommodation

Communal door to entrance area with stairs rising to the first floor.

Front door to:

Entrance Hall: 23 feet in length with down lighters and radiator.

Sitting Room: 14'1 x 11'10 The room features two windows out the front, a wood floor, a stone fireplace and hearth, cast iron inset and a fitted coal effect gas fire. Shelves flank the chimney breast, ceiling cornice.





Kitchen: 10'1 x 9'5 Fitted with a range of storage units, worktops and stainless steel sink. Gas cooker and fridge freezer, space for washing machine. Wood style floor radiator gas boiler. Glazed door opening to the balcony.

Bedroom: 10'10 x 9'11 (excl. bay)
Window set in a bay to the rear, coved ceiling, radiator.

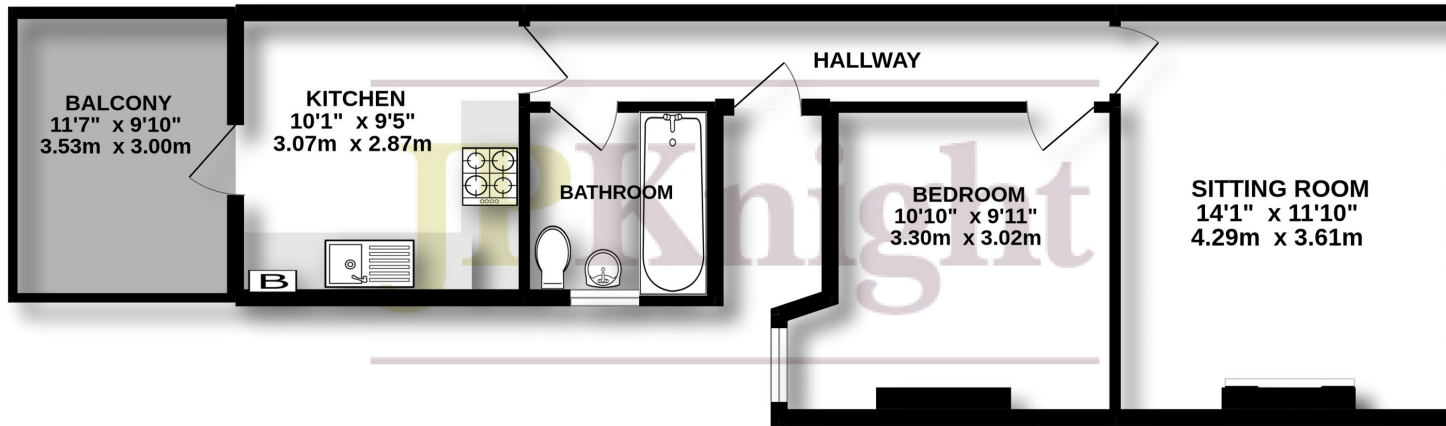
Bathroom: Fitted with a white 3-piece suite including a shower unit and screen above the bath, tiling, chrome radiator, down lighters and window.

Glazed door from the kitchen to:

First Floor Balcony: 11'7 x 9'10
With wooden decking and a timber balustrade, enjoying a good level of privacy and an attractive outlook.



FIRST FLOOR



TOTAL FLOOR AREA : 538sq.ft. (50.0 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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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Directions: Turn right from our offices into St Martins Street, Left at the traffic lights by Waitrose into the High Street. Continue past the Cross Keys and over the mini roundabout into Station Road, the property is along on the left.