

PROPERTY AGENTS

**JP**Knight



Borough Avenue, Wallingford OX10 0TB



## Borough Avenue, Wallingford

A beautifully presented first floor apartment set in a quiet residential area within walking distance of the shops and restaurants of the town.

There are 2 bedrooms, a re-fitted 3-piece bathroom as well as a 15'6 sitting room with Juliet balcony and a stylish 14' kitchen.

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

Set in communal grounds it has a garage in a nearby block and parking space.



## Tenure – Share of Freehold

Accommodation

Communal entrance hall with stairs to the first floor.

Entrance Hall: Wood style floor, linen store/cupboard, radiator.

Sitting Room: 15'6 x 10'3

A bright room featuring a casement door flanked by full height windows to the Juliet balcony, radiator.





Kitchen: 14'3 x 7'3 Attractively re-fitted with a range of cupboards, contrasting worktops and a stainless steel sink. Integrated gas hob with a stainless steel backplate and an extractor hood above, electric oven, fridge, freezer and washing machine. Larder cupboard, two windows to the front, radiator, tile effect floor and gas boiler.

Bedroom 1: 11' x 9'10 Window to the side, radiator.

Bedroom 2: 8'1 x 7'8 Window to the side, radiator.

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

Outside

There are communal gardens surrounding the building, laid to lawn with a mature silver birch tree and pathways across to the parking/garage area, timber fencing.

Garage in Block: Set nearby with up/over door.

Parking Space: In front of the garage.



**Directions**

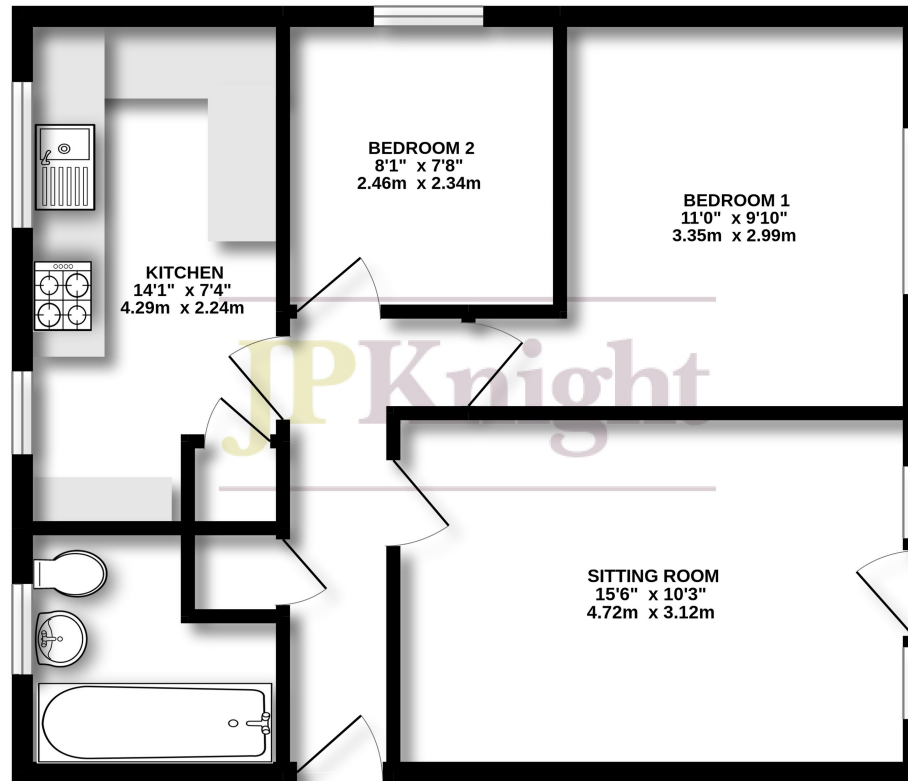
Turn right from our offices in St Martin's Street, left at the Waitrose traffic lights, after the petrol station take the next left into Charter Way. Follow the road to the bottom and the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.



**FIRST FLOOR**



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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 Metropix ©2022

