



High Street, Wallingford OX10 0BW



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With a convenient town centre position, this smartly presented duplex apartment is arranged over the 1st and 2nd floors of a period building: it is just a moments walk from the shops and restaurants. There is a 14' living room, separate 13' kitchen/breakfast room, white 3 piece bathroom and a 14' bedroom with luxury fitted wardrobes and cupboard.

Share of Freehold

Accommodation

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

Communal front door (shared with one other apartment) with stairs to 1st floor landing:

Front door to:

Entrance Hall: Wood style floor, stairs to 2nd floor, wall light point and entry-phone.





Living Room: 14'4 x 13'9

A bright south facing room featuring a sash window to the front: radiator, coved ceiling, wall light points and storage cupboard.

Kitchen/Breakfast Room: 13'1 max. x 11' (variable)

There are two south facing sash windows, range of storage units with worktops, stainless steel sink, electric cooker with ceramic hob, washing machine, wood style floor, radiator and gas boiler.

Stairs to 2nd Floor Landing.

Bedroom: 14'3 max. x 13'8

A charming room with period character including scaled ceilings and painted beams: it has luxury fitted wardrobes and a separate cupboard and has a south facing window to the front.

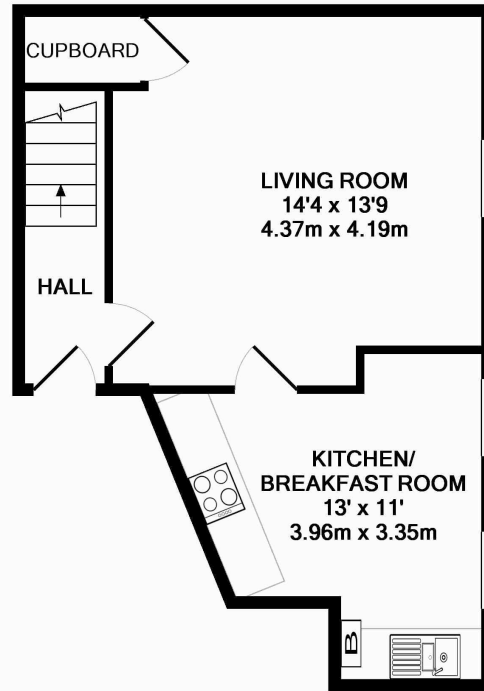
Bathroom:

Of good size there is a white 3 piece suite including a bath with shower above, partial tiling, part panelled dado, window and radiator. Linen cupboard.

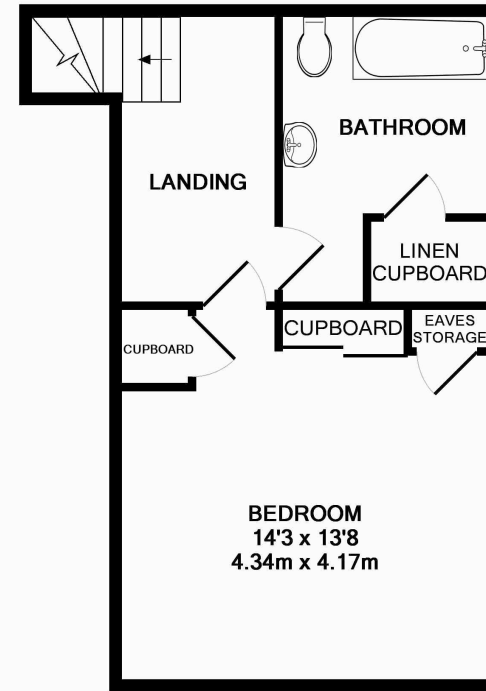


Directions – By Foot.
 Turn right from our offices into
 St Martins Street, at the T-
 junction turn right into the High
 Street and the property will be
 found along on the left.

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



1ST FLOOR



2ND FLOOR



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 APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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