



Walter Bigg Way, Wallingford OX10 8FA



## Walter Bigg Way, Wallingford

Set on this sought after town centre development, a beautifully appointed first floor apartment set in communal grounds with parking. There are two double bedrooms, an en suite shower room and bathroom as well as a 16' living room and a kitchen/breakfast room.

This attractive development was built in the grounds of a former grammar school in 2002 and features a peaceful setting within walking distance of the shops and restaurants.



## Leasehold

Accommodation

The property is double glazed with electric storage heating.

Communal Entrance Hall: Telephone entry system and stairs to first floor landing.

Front door to:

Entrance Hall:

Electric storage heater, airing cupboard housing a megaflor hot water tank, loft access.

Living Room: 16'1 x 10'3

There is a window out to the front, feature fireplace with an electric coal effect fire and electric storage heater.





Kitchen/Breakfast Room: 14'2 x 8'5  
Fitted with a range of storage units, worktops and a stainless steel sink, partial tiling, electric hob, electric oven and spaces for a washing machine and fridge/freezer. Tiled floor, electric heater and window to the rear.

Bedroom 1: 12'9 x 11'3  
Range of wardrobes, electric storage heater and window to the front.

En Suite Shower Room:  
Fitted with a white 3-piece suite including a tiled shower cubicle, electric heater and extractor fan.

Bedroom 2: 11'2 x 9'5  
Front aspect and electric panel heater.

Bathroom:  
White 3-piece suite that includes a bath with shower and screen: electric heater and extractor fan.

Outside


There are communal grounds laid to lawn with shrub borders and a paved path to the building.

Allocated parking space and visitor spaces.

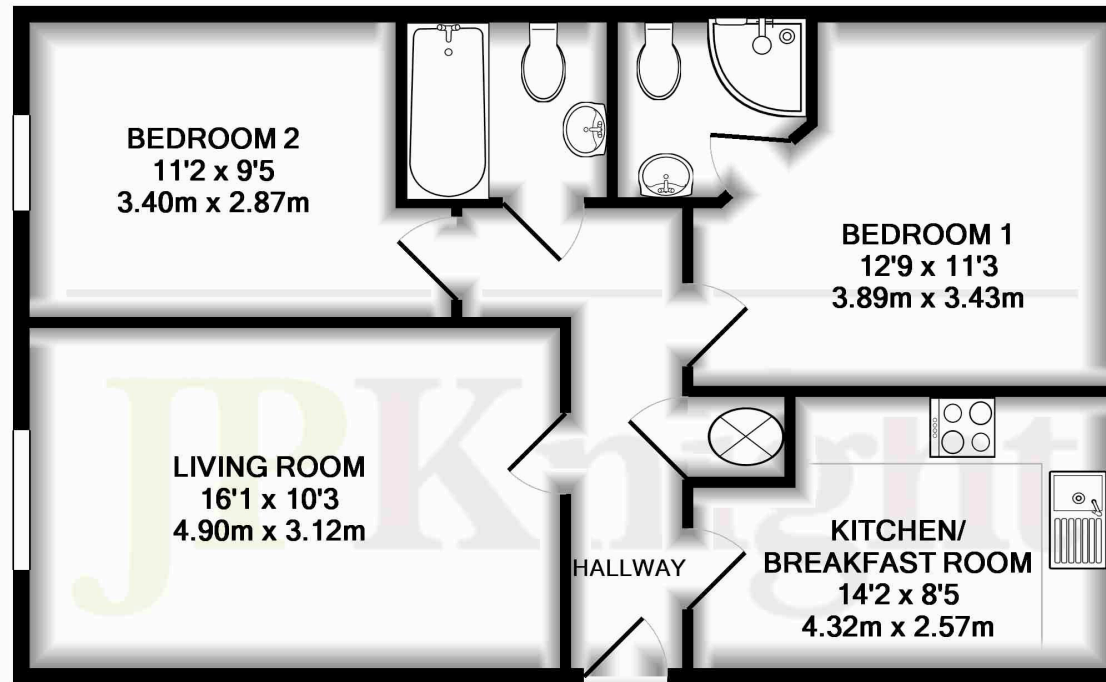


### Directions

Turn right from our offices, at the traffic lights by Waitrose turn left into the High Street. Turn right just after the mini roundabout into St Georges Road, first left into Millington Road, Walter Bigg Way is the first left. The property will be found on the left.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**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 678 SQ.FT. (63.0 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

Made with Metropix ©2017