



4 Kingsford House, 16 High Street, Benson, Wallingford,  
Oxfordshire, OX10 6RP

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS





#### DESCRIPTION

A beautifully presented and very elegant one bedroom apartment in a prestigious period building in Benson town centre. Newly fitted kitchen and bathroom, sash windows, high ceilings and off street parking permit for one car.

#### COMMUNAL ENTRANCE HALL:

A communal door with entry-phone system and entrance hall lead to a staircase to the first floor where No. 4 can be found.

#### ACCOMMODATION:

Solid wood panel front door to:

#### HALLWAY:

Attractively decorated with fitted shelving, ceiling spotlights, airing cupboard housing hot water cylinder and washing machine and doors to bedroom, bathroom and sitting room/kitchen.

#### BEDROOM:

An elegant double bedroom with high ceiling and large sash window with shutters. Ceiling spotlights, wall mounted Dimplex heater and power points.

#### BATHROOM:

Newly fitted contemporary bathroom with bath and overhead shower sink and lavatory - Smart Neutrally tiled walls.

#### SITTING ROOM/KITCHEN:

A multi-purpose room with elegant high ceiling and sash window with shutters to the front aspect. Built in storage cupboard, wall mounted convector heater, ceiling spotlights. A newly fitted kitchen with oak block worktops, Belfast sink, inset 2 ring halogen hob with built in oven and grill beneath and extractor hood over. Integrated fridge with freezer compartment.





#### OUTSIDE:

#### GARDEN:

A communal garden lies to the rear of the property, for the use of all five apartments.

#### PARKING:

One parking permit will be given to the tenant and a designated space allocated.

#### SERVICES & OUTGOINGS:

Mains electricity, water and drainage. BT Subject to regulations  
South Oxfordshire District Council – Tax Band B.

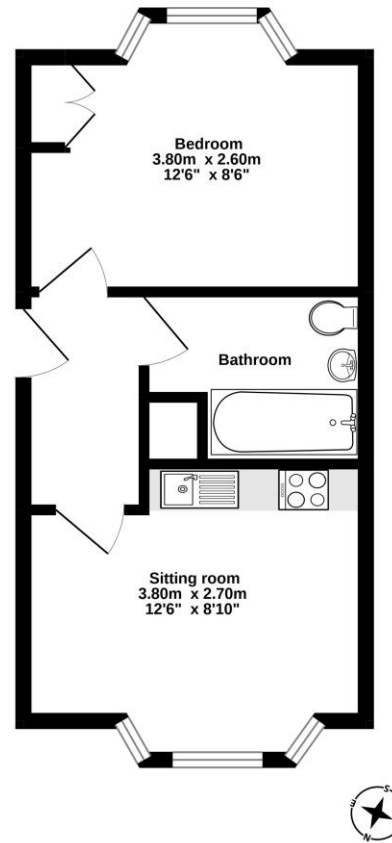
#### EPC RATING:

58 D

#### VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel  
01491 612831/839939.

Ground floor



TOTAL FLOOR AREA : 30.0 sq.m. (323 sq.ft.) 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 errors, 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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Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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