



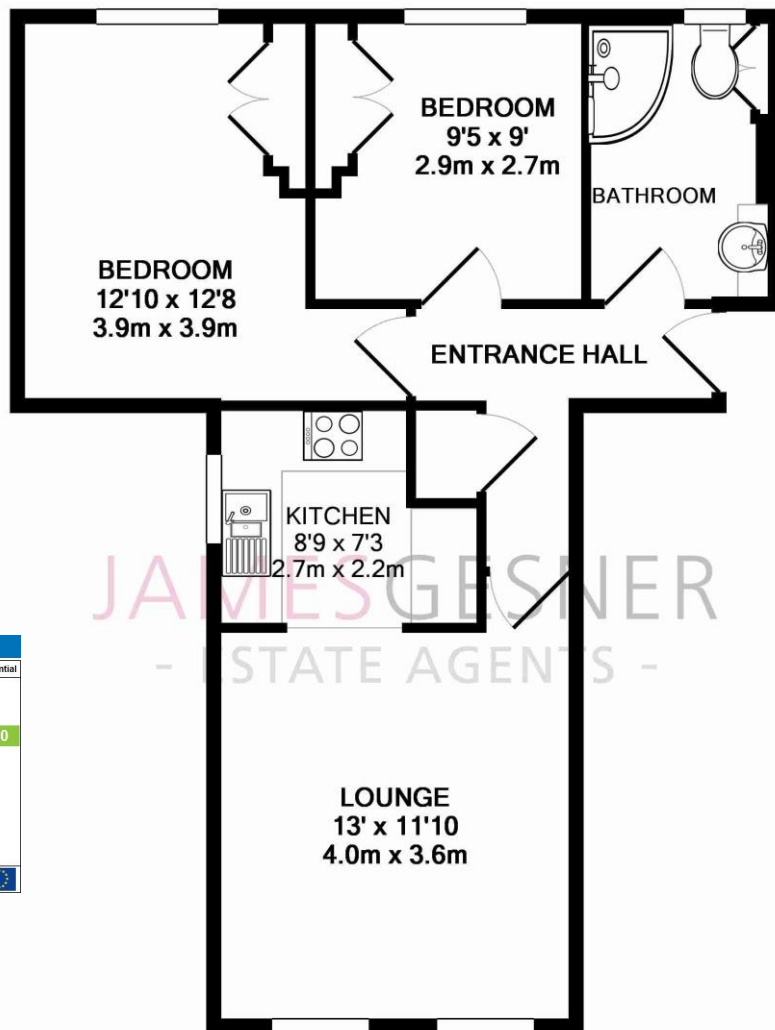
The Shambles, Wallingford, Oxfordshire
£250,000 Leasehold

JAMESGESNER
- ESTATE AGENTS -

Conveniently situated in the centre of town is this beautifully presented two double bedroom first floor character apartment forms part of this sympathetic conversion, in keeping with other properties within this older part of Wallingford. Offered for sale with no onward chain, a renewed lease, gas central heating, double glazing and allocated parking. Brand new lease of 150 years included in the sale. Monthly ground rent and maintenance is around £100.00.



5 The Shambles, Wallingford, Oxfordshire, OX10 0JS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)	73	80
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.6 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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