



30c St. Marys Street
Wallingford, Oxfordshire, OX10 0ET



JAMESGESNER
- ESTATE AGENTS -



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GUIDE £300,000 LEASEHOLD

This magnificent top floor apartment is ideally situated for the town and its amenities and presented beautifully throughout with good sized rooms and a private garden with garden room/gym. Offered for sale with a long lease and low maintenance charges, this property would be a good investment or first time buy.



Accommodation comprises; communal entrance hallway with entry phone system, hallway, lounge/dining room with feature fireplace and original restored flooring, modern kitchen with breakfast bar and views across the town towards the River Thames, two double bedrooms (one has a balcony fire escape) and modern bathroom.

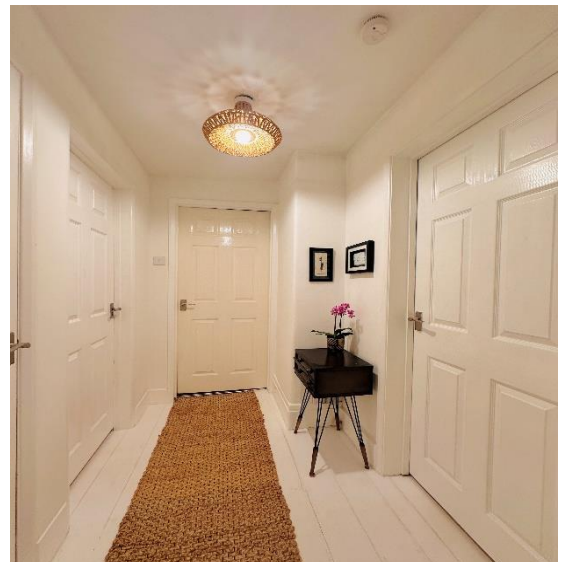
To the rear of the property there is a private enclosed garden with superb timber-built summer house/gym with light and power. The garden is laid to lawn with flower and shrub border and a gravelled seating area. Parking can be sought on street nearby with the option to purchase a parking permit for a nearby car park with EV charging points. Gas central heating throughout and Sash windows to the front.

Situated within close proximity to all of Wallingford's central amenities including a Waitrose, a cinema, restaurants and transport links this property offers convenient town living with distinctive and flexible accommodation over three floors. Maintenance contribution £60 per month and over 900 years left on the lease.

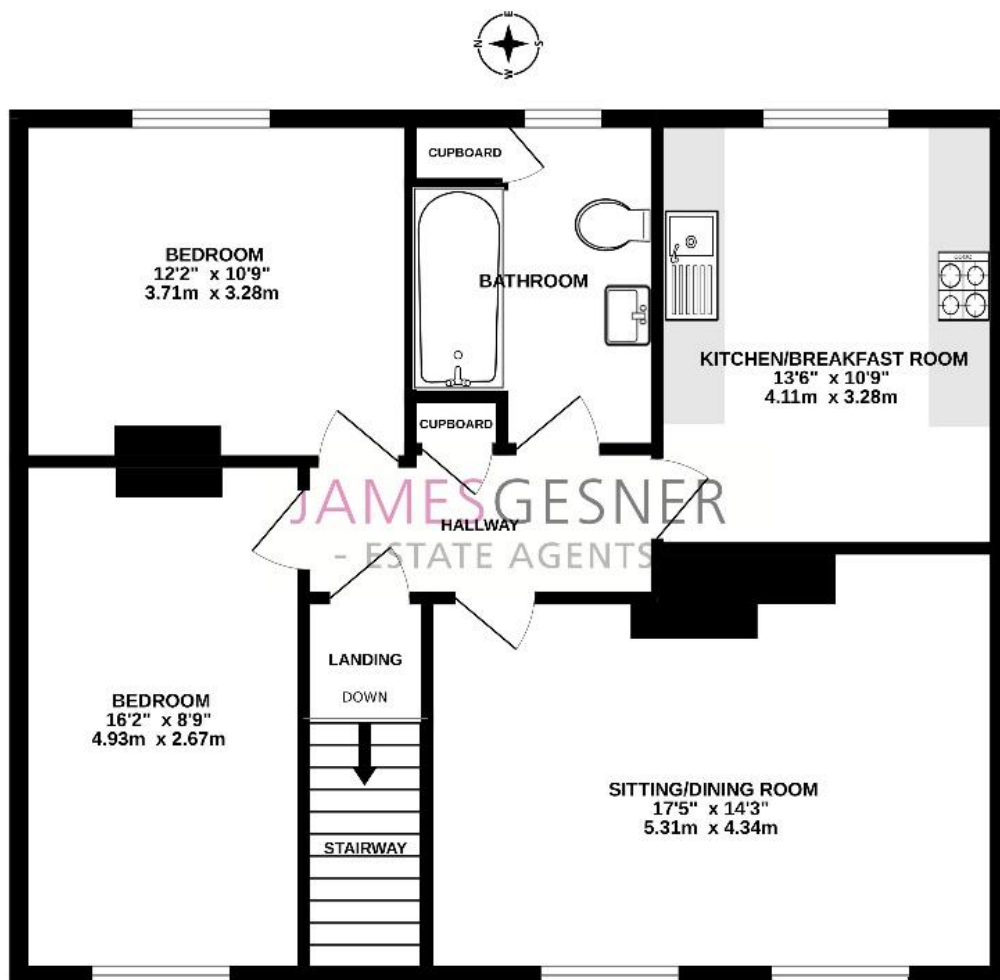


Today Wallingford is a thriving Market Town; the centre is a major conservation area with examples of churches and architecture dating back to the 14th Century. The landscape from the river Thames is officially designated as an Area of Outstanding Natural Beauty. Being a Town, Wallingford offers every means of amenity one would expect including a Waitrose supermarket and a recently opened Lidl.

The narrow streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. Wallingford is within easy reach of both the M40 and the M4, and is conveniently located within access of Henley, Reading, & Oxford.



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, closets 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 is given to their operability or efficiency can be given.
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