



Blue Mountains, Wallingford, Oxfordshire  
£240,000 LEASEHOLD

**JAMESGESNER**  
- ESTATE AGENTS -

A well presented and deceptively spacious two double bedroom first floor apartment situated within a short walk of the historical town of Wallingford and offered for sale with no onward chain.

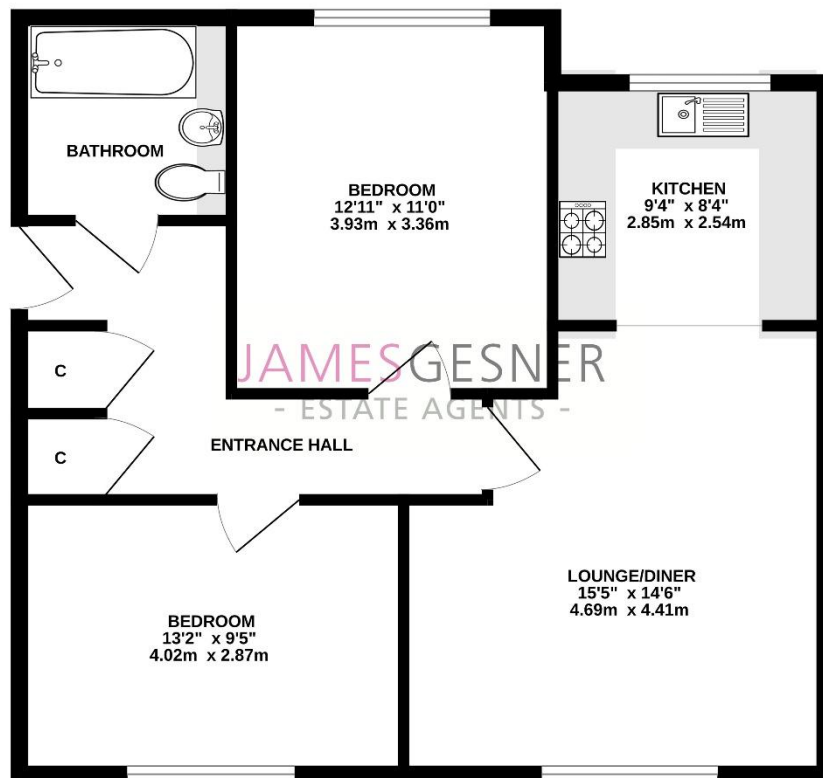
Accommodation comprises; communal entrance hallway, hallway with storage cupboards, generous open plan lounge/kitchen/dining room, two double bedrooms, modern bathroom with shower, gas central heating and double glazing. Outside there are communal gardens which are mainly laid to lawn and have a gated entrance with allocated parking to the side. The communal gardens benefit from fortnightly maintenance organised by the management company. Lease length 90 years and a monthly maintenance charge of £260.78 to include building insurance.





# Flat 4, 7 Blue Mountains, Wallingford, Oxfordshire, OX10 0DZ

GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.7 sq.m.) 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 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 Metronix ©2025



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



**James Gesner Estate Agents**  
72 Broadway Didcot, Oxon OX11 8AE  
info@jamesgesner.co.uk

t: 01235 519888  
t: 01491 522222

Important Notice: These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representations of fact. We have not tested any appliances which may be included in the sale, therefore any purchaser should seek clarification prior to exchange of contracts.