



30 Walter Bigg Way
Wallingford, Oxfordshire, OX10 8FB



JAMESGESNER
- ESTATE AGENTS -



**30 Walter Bigg Way
Wallingford
Oxfordshire
OX10 8FB**

GUIDE £265,000 LEASEHOLD



This exceptional Grade II listed apartment forms part of the former Victorian Grammar School, sympathetically converted in 2003 into a collection of distinctive homes with soaring ceilings and landscaped communal grounds.

Ideally positioned within 500 metres of Wallingford town centre, the property is offered for sale with no onward chain.

Accommodation; Communal entrance hall with secure entry phone system. Spacious hallway with storage cupboard. Impressive open-plan lounge/kitchen (21' x 17') featuring integrated appliances, high ceilings and large windows that flood the space with natural light.

Generous storage cupboard/pantry, with potential to convert into a utility room. Double bedroom with French doors opening onto a private patio area within the communal gardens. Contemporary shower room with walk-in shower. Leasehold: 125 years from 2003 - Annual service/maintenance charge: £2,000 (includes buildings insurance, external maintenance, and upkeep of communal grounds)..

Additional Features; Gas central heating with Worcester Bosch combi boiler. Allocated parking space plus visitor parking. Communal storage building. Landscaped communal gardens

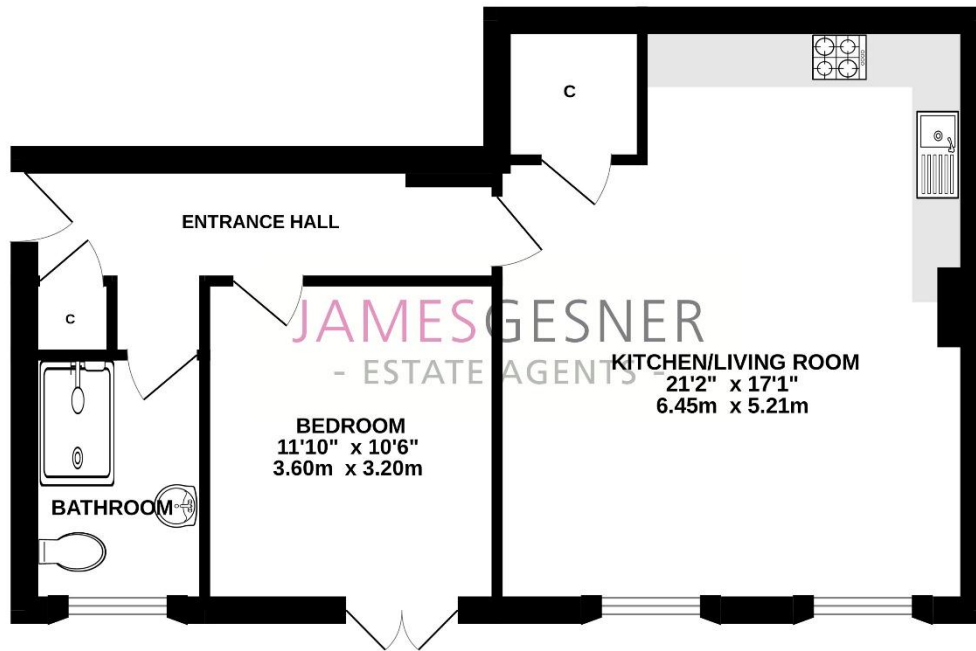
The Old School is a highly sought-after development just a short stroll from Wallingford town centre. This thriving Thameside town offers a Waitrose supermarket, a wide variety of shops, cafés, restaurants and pubs, a monthly Farmer's Market, cinema, and theatre.



Excellent road connections with easy access to the M4 (J12, Theale) and A34 for Newbury and Oxford.

Didcot Parkway station (approx. 4 miles) provides fast rail services to London

GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.7 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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