



Wood Street, Wallingford, Oxfordshire
£170,000 LEASEHOLD

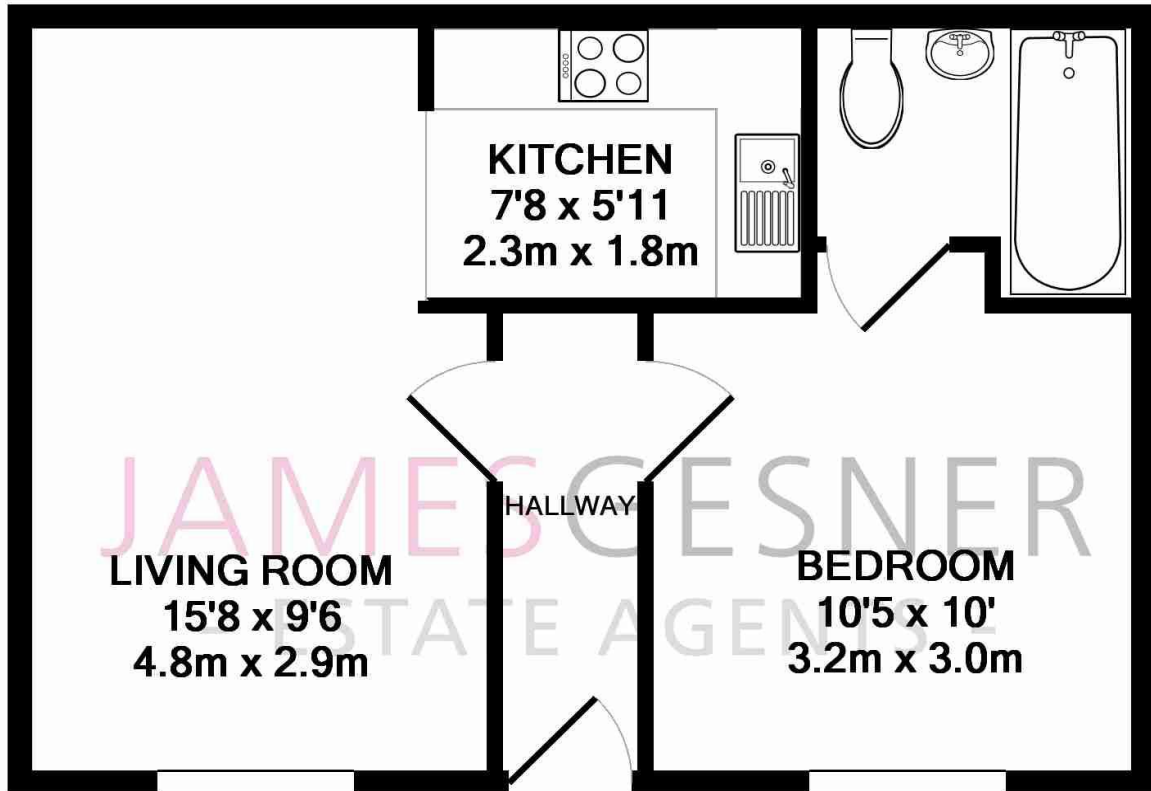
JAMESGESNER
- ESTATE AGENTS -

This one bedroom ground floor apartment is ideally situated within this secure gated courtyard development just a few minutes walk from Wallingford Market Place, shops, amenities and bus routes to Oxford and Reading.

Offered for sale with no onward chain. Set in this purpose built block is this nicely presented one bedroom, one bathroom, kitchen and living room. Set within a secure gated courtyard with security entry phone system.



Flat 3, 53C Wood Street, Wallingford, Oxfordshire, OX10 0AF



TOTAL APPROX. FLOOR AREA 352 SQ.FT. (32.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	73
(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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