



12 Barnaby Court  
Wallingford, Oxfordshire, OX10 0FF



JAMESGESNER  
- ESTATE AGENTS -



**12 Barnaby Court  
Wallingford  
Oxfordshire  
OX10 0FF**

**PRICE £295,000**

**SHARED OWNERSHIP**



A beautifully presented and spacious two bedroom, ground floor apartment in the sought after Barnaby Court residence for the over 55's and located within a two-minute walk of both Waitrose and the Town Square where a weekly market and seasonal events take place. Offered with no onward chain.

The apartment offers a large entrance hall with a built in storage cupboard, two double bedrooms and a light and bright open plan fitted kitchen area with integrated appliances and adjacent dining/living room space and a large luxury bathroom, a walk-in shower and separate bath.

The apartment also benefits from gas under floor heating throughout. Further benefits include a communal resident's lounge area where there are weekly scrabble and book clubs and its own outside garden space with a patio area.

Surrounding the property there are mature grounds and parking for guests in the nearby Goldsmith's Lane car park where for residents with parking needs, a yearly permit can be purchased at a cost of £700.

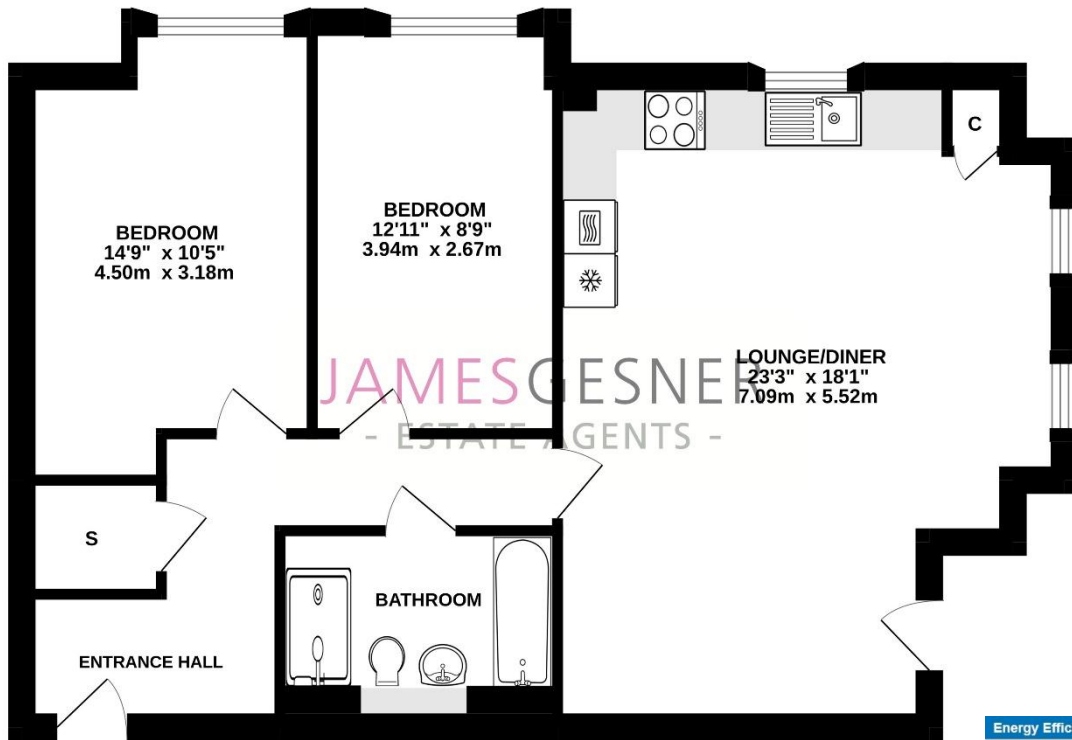


The apartments are for over 55 years only and must be your sole and only residence. Barnaby Court is offered under the affordable 75% market value purchase scheme with no rent to pay on the remaining 25%.

Wallingford is a historic market town on the River Thames offering a wide range of amenities including a wide range of eating establishments and shopping facilities with bus links into Oxford and Reading.



GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.8 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)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(65-80)	<b>C</b>		
(55-64)	<b>D</b>		
(35-54)	<b>E</b>		
(21-34)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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