

38 Millcroft
Tumim Court, Wallingford, Oxfordshire,
OX10 9FX

JAMESGESNER
- ESTATE AGENTS -



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SHARED OWNERSHIP £225,000 LEASEHOLD

Located in central Wallingford is this over 55`s, two-bedroom apartment, on the top floor and enjoys views across stunning Wallingford. Available for sale with a shared ownership option and immediately available as chain free.

On entering Millcroft, you are welcomed into a warm and inviting reception area. Lifts which are fully wheelchair accessible, take you up onto the top floor.

On entering the apartment, you are welcomed into the spacious hallway which leads into the open plan living space with a fully integrated kitchen/living/dining room which benefits from modern under floor heating that ads warm and comfort. Two double bedrooms offer views to the rear of the building and overlook this popular picturesque town and the immaculate gardens and seating area.

The larger than average shower room offers a walk-in shower cubicle, toilet and wash basin with tiled flooring and a heated towel rail. The entrance hall has two useful storage cupboards for all of your household storage needs.

Further benefits include the communal lounge/dining room/conservatory and TV room plus a hair salon. Residents can enjoy home cooked meals courtesy of the resident chef, breakfast club, a fish and chip service every 6 weeks, regular resident`s meetings, a Wednesday quiz, regular organised sporting opportunities, activities organised weekly and a handyman service should you require assistance within your apartment.



There is service charge is £303.07 per month and this includes building insurance, ground rent £119.51 per month with a 60% share of the apartment. The lease has 117 years remaining. Allocated parking is also available for one vehicle at the front of the building.

Situated within 400 metres to the centre of the town offering a superb Waitrose store, and a variety of shops, restaurants, and pubs together with a monthly Farmer`s market, a cinema and theatre. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford.

Wallingford itself is a historic market town situated on the banks of the River Thames, renowned for its rich heritage and vibrant community spirit. Residents enjoy a wealth of amenities including independent shops, cafes, and traditional pubs, all within easy walking distance. The town hosts a variety of events throughout the year, from farmers` markets to music festivals, fostering a strong sense of local pride and engagement.



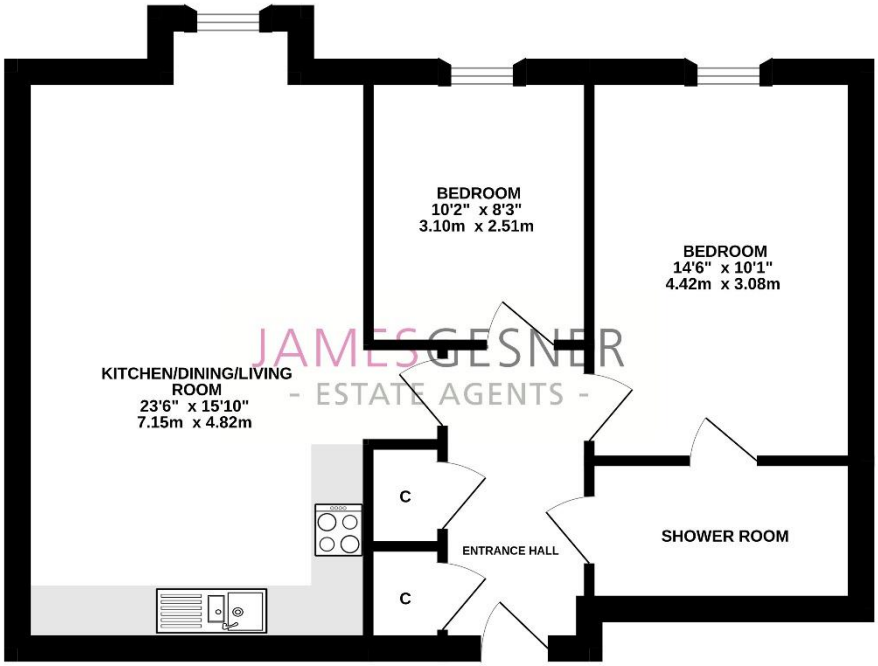








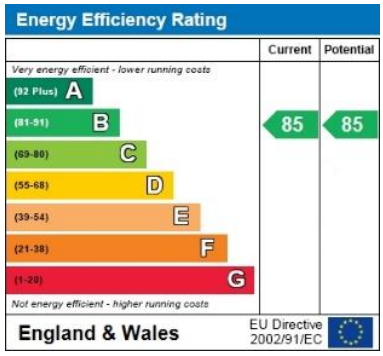
SECOND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.

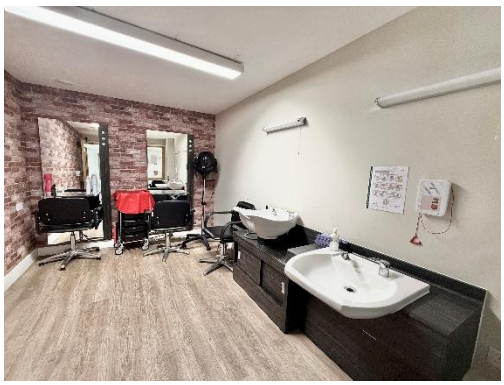
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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