

Causton Apartments Barnaby Court, Wallingford, OX10 0DS

£249,750 Leasehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

Immaculately presented two bedroom, first 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 other events take place. The apartment offers entrance hall with built in storage cupboard, door to a lovely, light and bright open plan fitted kitchen area with integrated appliances and adjacent dining/living room space. Two double bedrooms with fitted double wardrobe with sliding doors to master bedroom and a luxury fitted walk-in shower room. The apartment also benefits from gas under floor heating. Externally there are mature grounds and visitors parking area.

Barnaby Court has a comfortable Residents? Lounge with its own kitchen area. There is a Residents? Association which meets weekly and organises a variety of social events. 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.

Some material information to note:
This is a leasehold apartment with 118 years remaining on the lease, £99 ground rent and service charge of £1756 per annum. Mains gas, mains water, mains electrics, mains drains. The property has visitor spaces available. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





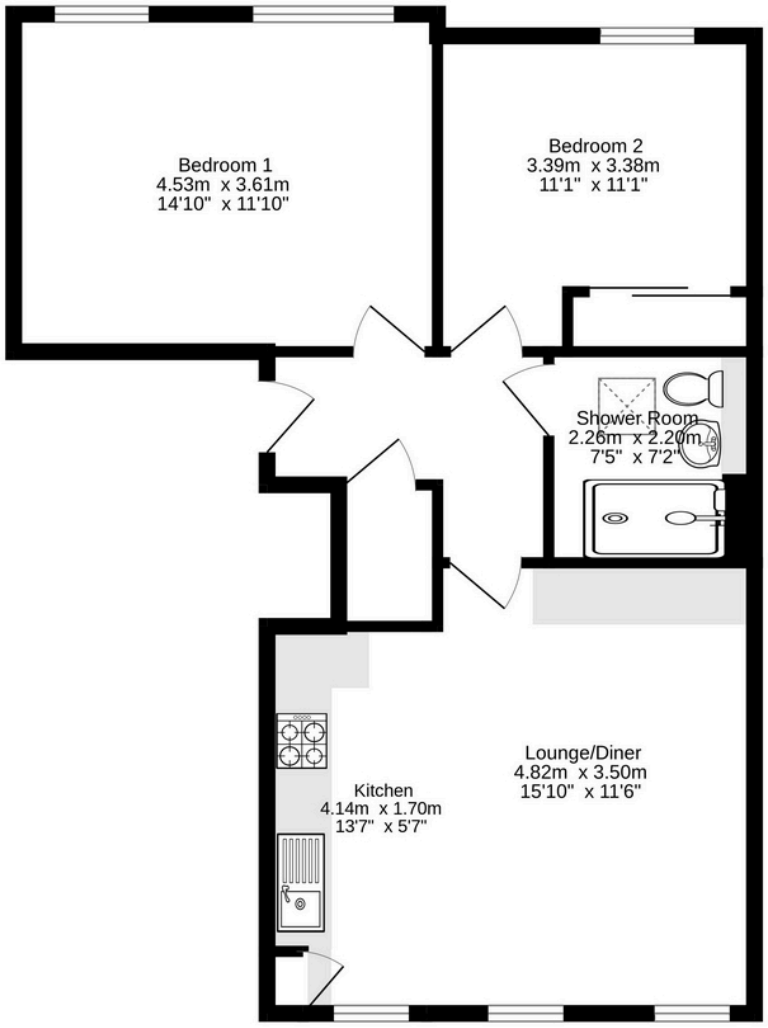
Key Features

- Over 55's retirement home
- Two double bedrooms
- 75% shared ownership (no rent payable on the remaining 25%)
- Town Centre Location
- Service charge £146.39 pcm, Sinking Fund £40 pcm, Ground Rent £8.33 pc

The Location

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose and Lidl Supermarket, and a farmers Market is held regularly in the Market Place.

63.1 sq.m. (679 sq.ft.) approx.



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TOTAL FLOOR AREA : 63.1 sq.m. (679 sq.ft.) 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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