



## 4 Barnaby Court, Wallingford, OX10 0FF

### 25% Shared Ownership £96,667



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.

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.

- Full Open Market Price £386,667
- Estimated Service Charge £146.39 pcm
- Estimated Sinking Fund £40 pcm
- Two Double Bedrooms, Fitted Double Wardrobe To The Master.
- Luxury Walk-in Shower Room
- Rent £604.17
- Estimated Ground Rent £8.33 pcm
- First Floor Apartment For The Over 55's.
- Light, Bright Open Plan Fitted Kitchen with Integrated Appliances & Adjacent Dining/Living Area.
- Within a 2 min walk from Wallingford Town Centre with its Variety of Different Shops, Restaurants and Pubs.

