

WE VALUE



YOUR HOME



Tumim Court, Wallingford  
75% Shared Ownership £250,000



Set within the Millcroft development, this 75% Shared Ownership apartment offers comfortable, secure living for the over 55s, with the added benefit of extra care facilities on site. Offered to the market with no onward chain.

The apartment itself is spacious and well-appointed, featuring an open-plan kitchen/dining/living room complete with modern integrated appliances, creating an inviting space for both everyday living and entertaining. Underfloor heating runs throughout, providing comfort and efficiency all year round. There are two generous double bedrooms, alongside a well-proportioned wet-style shower room designed with practicality and ease of use in mind.

Residents of Millcroft enjoy access to an impressive range of communal facilities, including landscaped gardens, a residents' lounge, hair salon, cinema room, and a variety of additional amenities that support a sociable and convenient lifestyle.

Perfectly positioned just 0.4 miles from Wallingford town centre, the apartment offers easy access to local shops, cafés and amenities, while also benefiting from allocated parking for one vehicle.





- SHARED OWNERSHIP OVER 55'S SCHEME
- TWO BEDROOM SECOND FLOOR APARTMENT
- EXTRA CARE AMENITIES ON SITE
- OFFERED WITH NO ONWARD CHAIN
- OPEN-PLAN KITCHEN/DINING/LIVING ROOM
- 0.4 MILE WALK TO WALLINGFORD TOWN CENTRE
- COMMUNAL GARDEN, LOUNGE, HAIR DRESSERS, CINEMA ROOM & MORE
- ALLOCATED PARKING FOR ONE VEHICLE

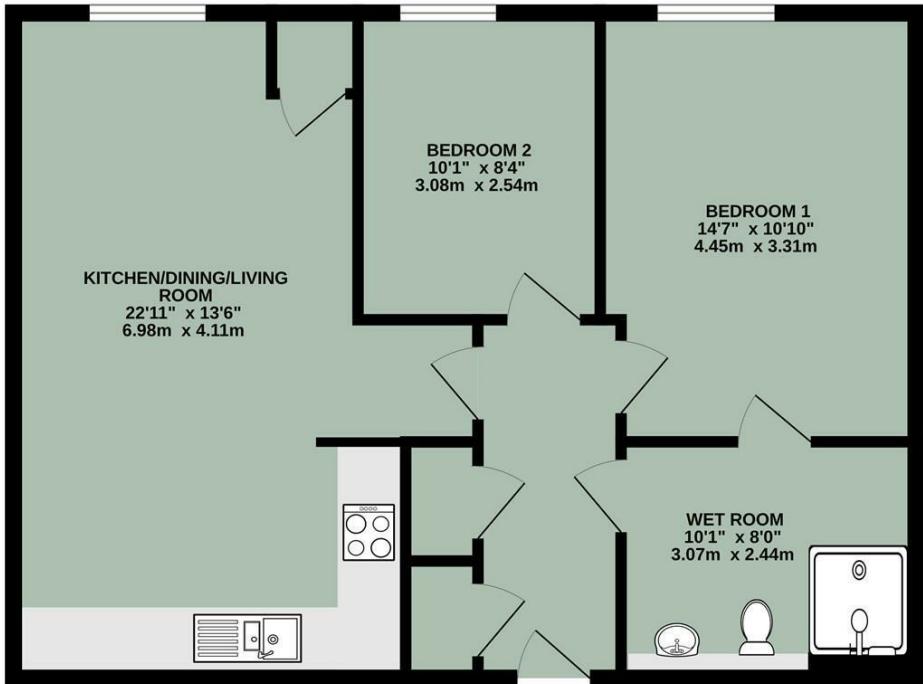
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

## Floor Plan

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA - 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements of doors, windows, rooms and 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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## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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