

WE VALUE



YOUR HOME



Mousey Lane, Wallingford
£245,000



Offered with no onward chain, the property presents an attractive opportunity for a straight forward purchase.

Located in the heart of historic Wallingford Town Centre, this well-presented, newly built one-bedroom apartment offers immediate access to a variety of shops, cafés and everyday amenities, with the River Thames just a short walk away.

The apartment benefits from allocated off-street parking, a valuable feature in such a central location. The open-plan kitchen and living area is thoughtfully arranged and fitted with integrated appliances including an oven, hob, washing machine and fridge. High ceilings, double height windows and an exposed steel beam enhance the sense of space, complimented further by the floor to ceiling sash window providing views across the town centre.

The accommodation is complete by a well-proportioned bedroom, featuring high ceilings with feature lighting and high level storage, as well as a separate modern shower room.

The service charge figure quoted in this listing is approximate and based on indicative costs. The vendor will be issuing a draft service charge budget, which In House will be happy to discuss with interested parties in due course.





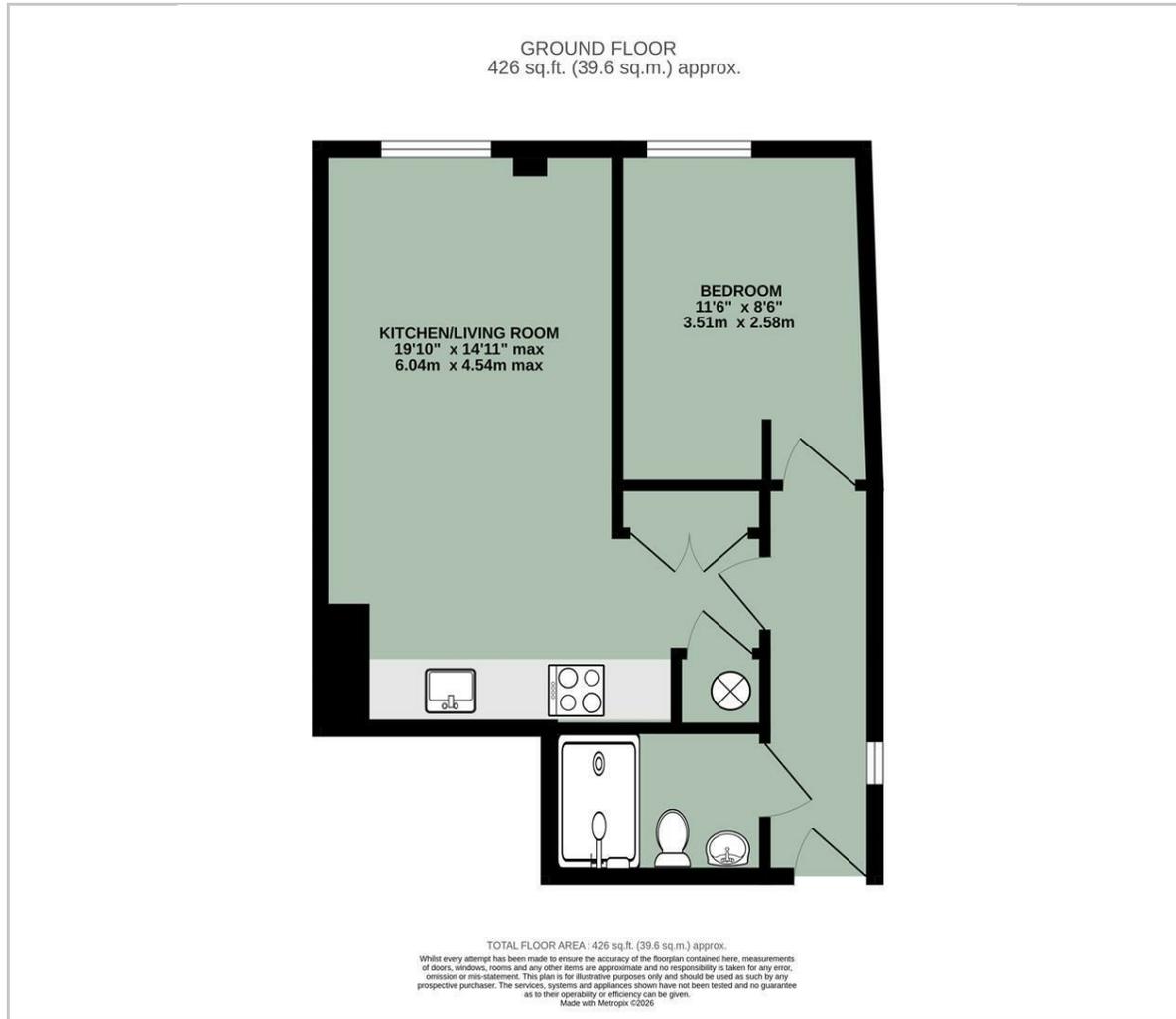
- OFFERED WITH NO ONWARD CHAIN
- HIGH CEILINGS & VIEWS OVER WALLINGFORD TOWN CENTRE
- IMMACULATELY PRESENTED THROUGHOUT
- OPEN-PLAN KITCHEN/LIVING ROOM WITH INTEGRATED APPLIANCES
- CONVENIENT ACCESS TO LOCAL SHOPS & AMENITIES
- CENTRALLY LOCATED APARTMENT IN THE HEART OF WALLINGFORD
- ALLOCATED OFF-STREET PARKING
- HIGH QUALITY FITTINGS & FINISHES THROUGHOUT



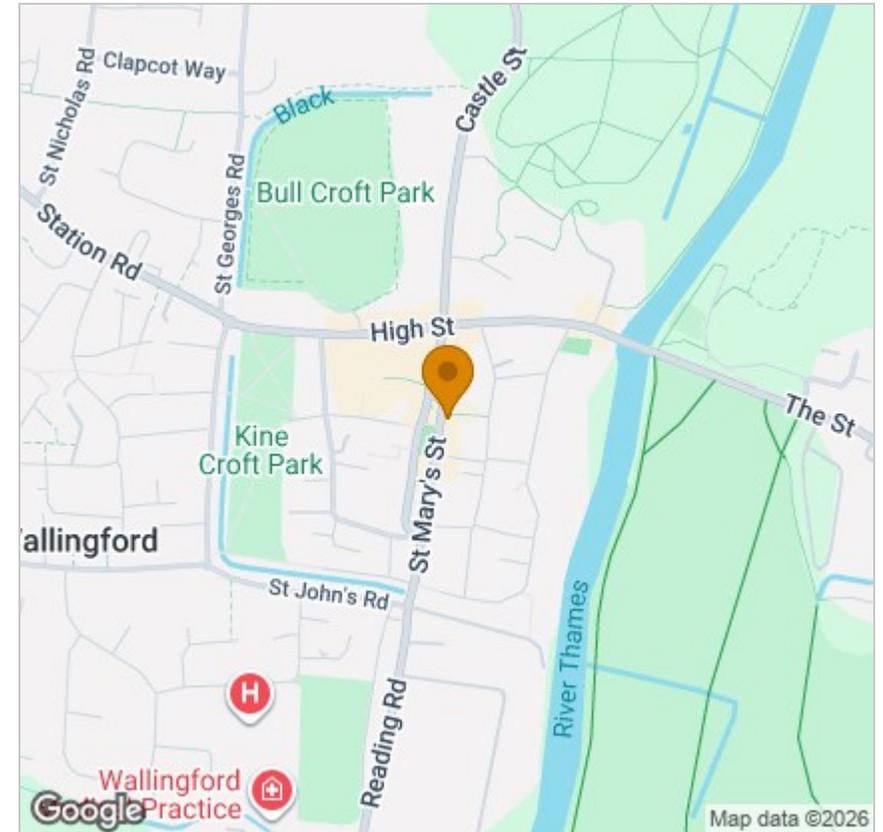
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(81 plus) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38)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

Energy Efficiency Graph

Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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