

WE VALUE



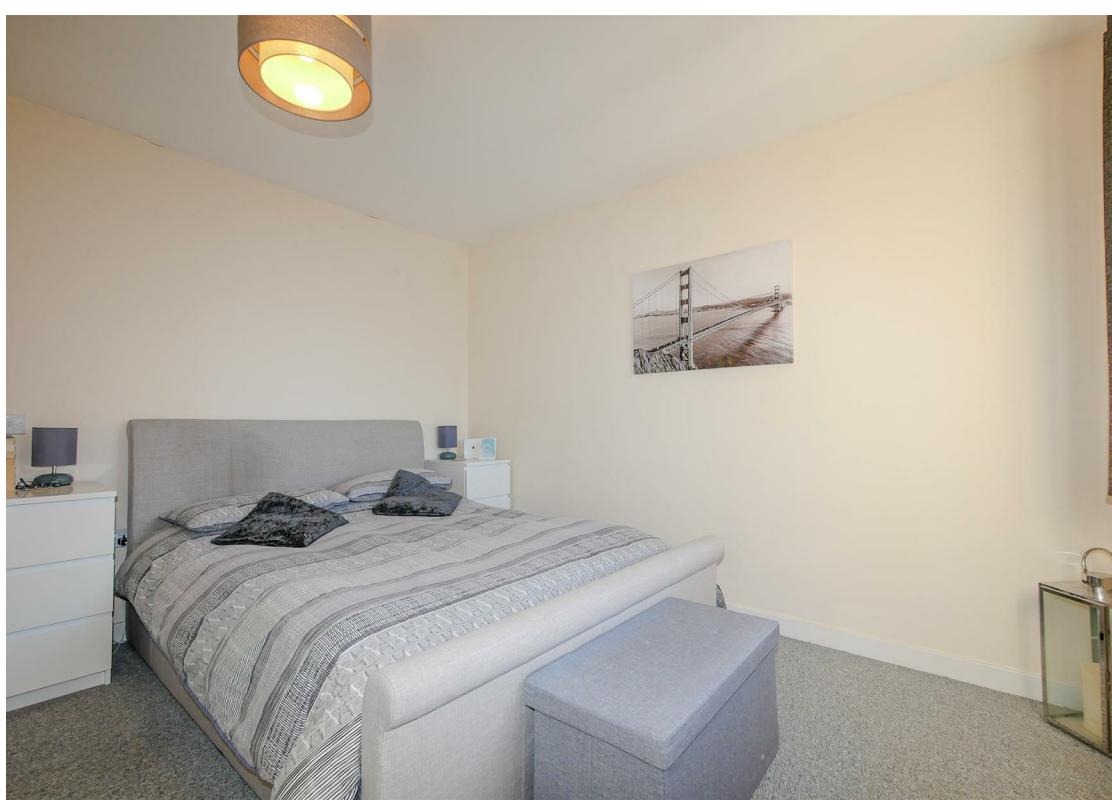
YOUR HOME



Blue Mountains, Wallingford  
£325,000



If you're aiming to take your first step onto the housing ladder, this well-presented first-floor apartment could be an excellent choice. Situated within walking distance of Wallingford town centre, it features two double bedrooms, a lounge/diner, a modern bathroom, and allocated parking. With the added benefit of no onward chain, this property is ready to become your new home.



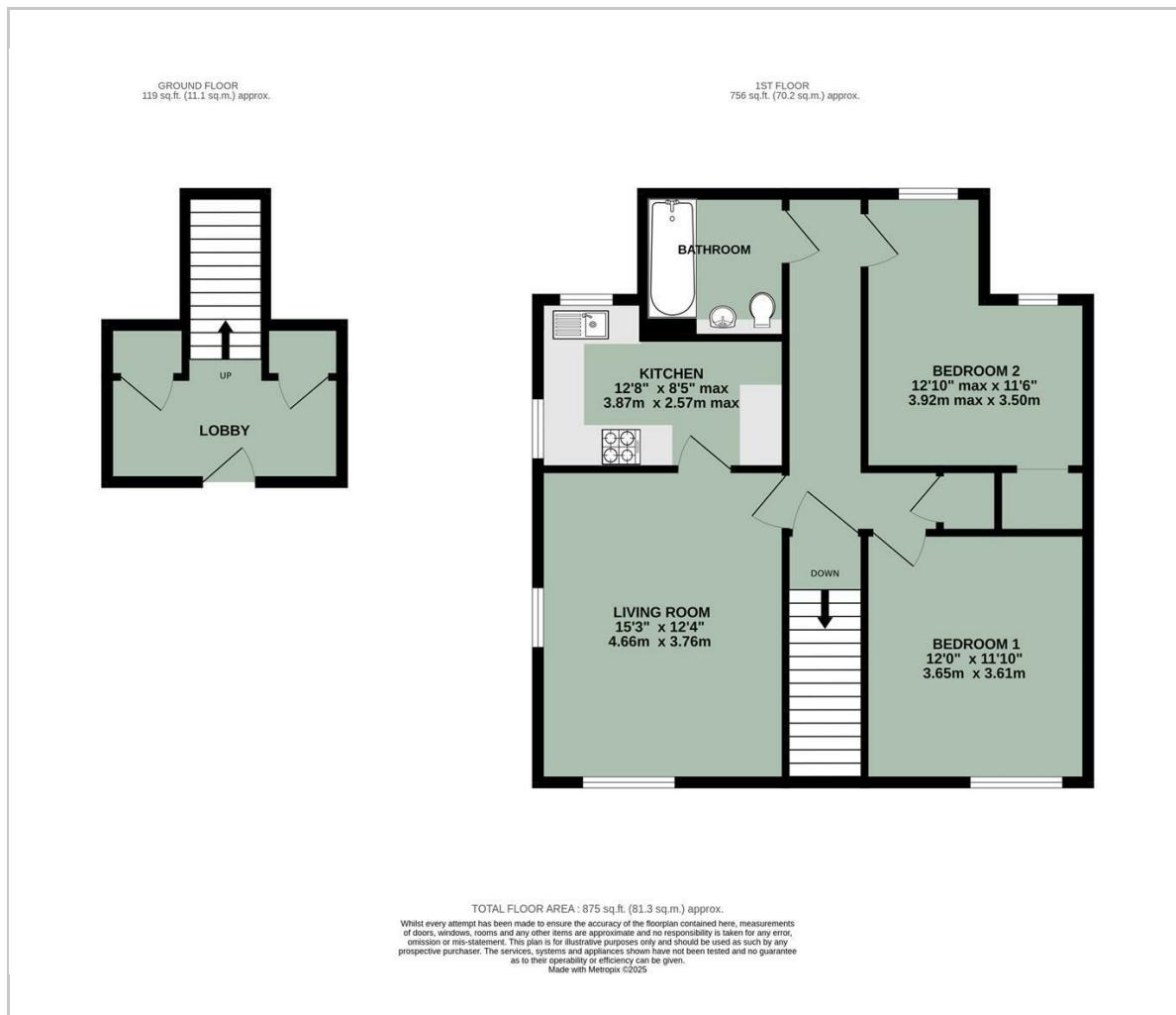


- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- WELL-PRESENTED THROUGHOUT
- ALLOCATED PARKING
- WALKING DISTANCE TO WALLINGFORD TOWN CENTRE
- OWN FRONT DOOR
- EASY ACCESS TO OXFORD & READING

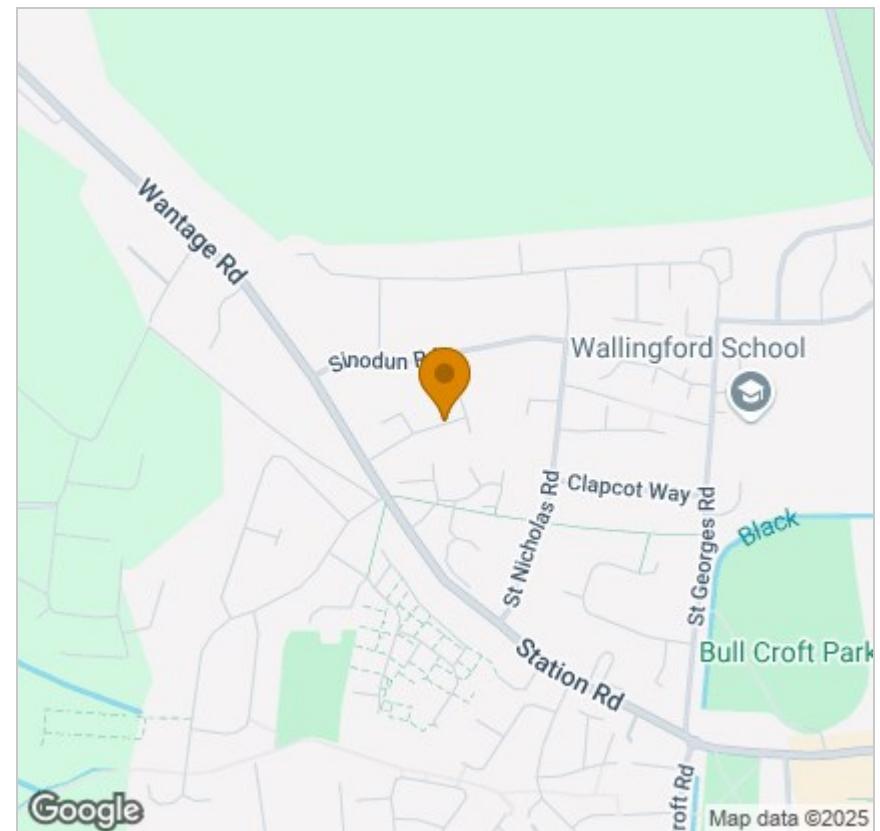
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)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

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