

WE VALUE



YOUR HOME



Brewhouse Yard, Wallingford
£1,300 Per Month



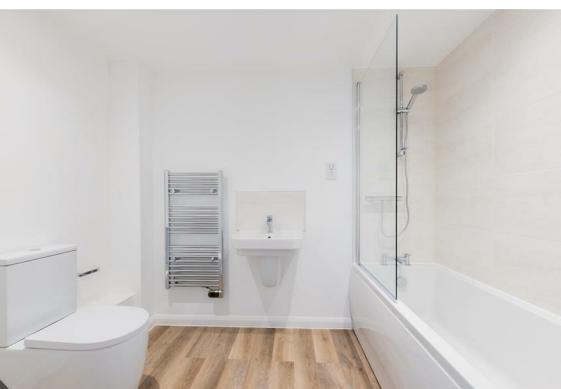
*Available Immediately for
Long-Term Let, Unfurnished*

This well-presented two-bedroom first floor apartment is located within the sought-after Brewhouse Yard development, offering modern living in the heart of Wallingford.

The contemporary Nobilia kitchen is fitted with integrated appliances and opens onto a spacious lounge/diner, where French doors lead to a balcony overlooking the Brewhouse Yard courtyard and development. Two double bedrooms provide comfortable accommodation, both featuring built-in wardrobes. A contemporary bathroom completes the first floor apartment.

Situated within easy reach of shops, restaurants, and green spaces, the property also benefits from excellent transport links to nearby villages, Reading, and Oxford.





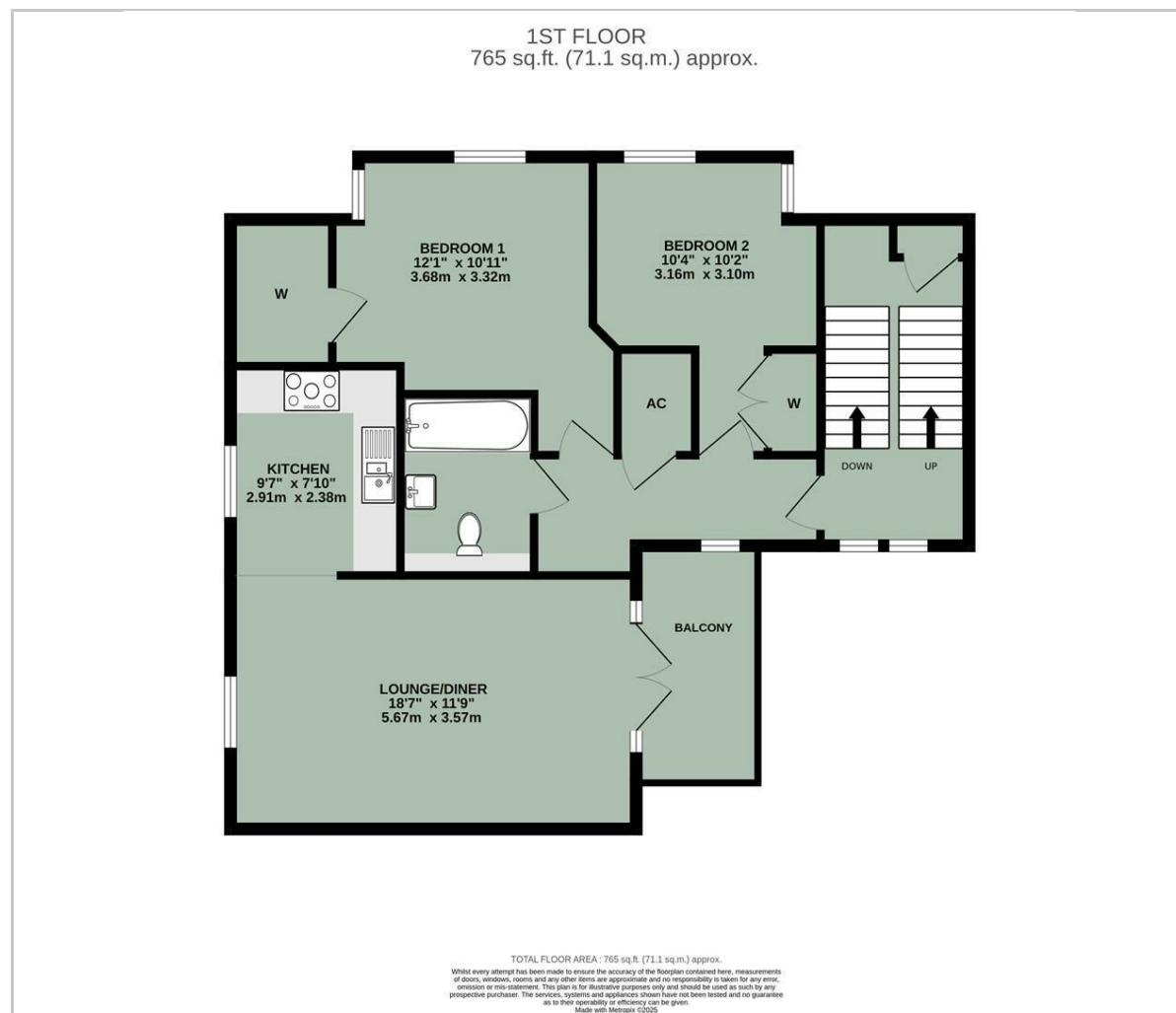
- AVAILABLE IMMEDIATELY FOR LONG-TERM LET, UNFURNISHED
- FIRST FLOOR APARTMENT
- PRIVATE SOUTH FACING BALCONY
- TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- WALLINGFORD TOWN CENTRE LOCATION
- PREMIUM NOBILIA KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY BATHROOM
- EASY ACCESS TO OXFORD, READING, DIDCOT & HENLEY
- UNDERFLOOR HEATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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			

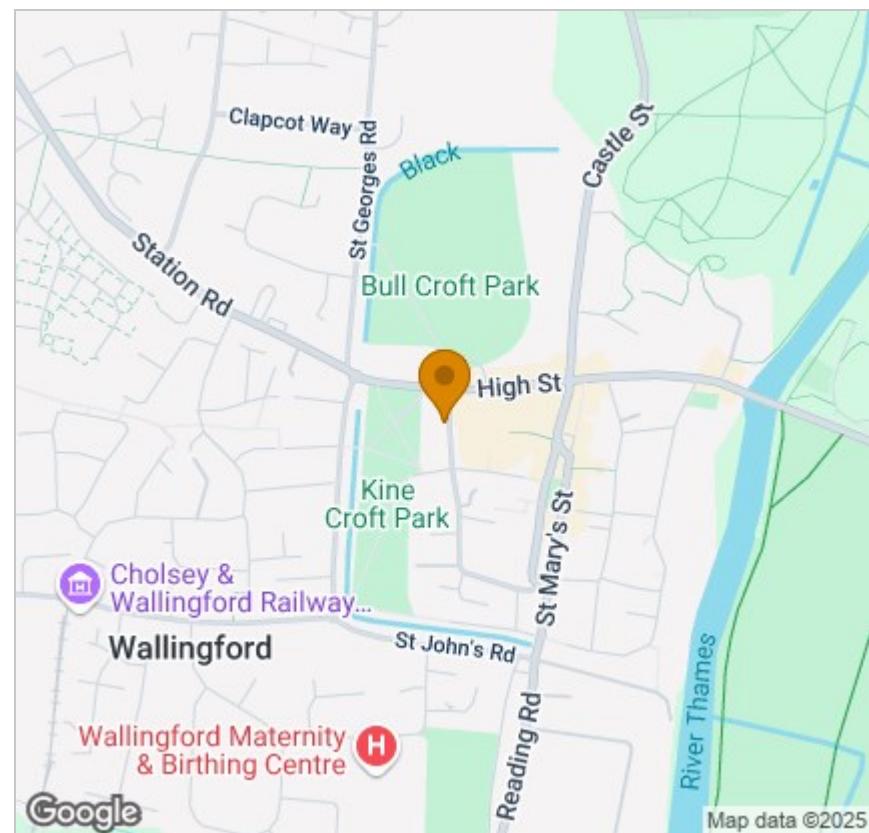
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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