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31 WALTER BIGG WAY, WALLINGFORD, OXFORDSHIRE, OX10 8FB



- Duplex apartment
- Within Grade II listed converted Victorian school
- 22ft vaulted ceilings in living space
- Two double bedrooms, two bathrooms
- Access to maintained communal grounds
- Central Wallingford location

Asking Price £375,000 (Leasehold)

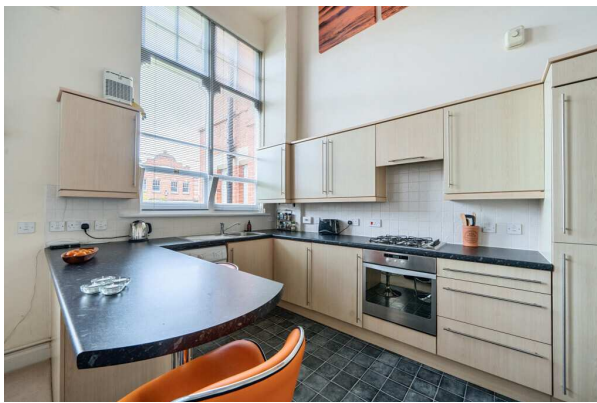
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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PROPERTY DESCRIPTION

A two bedroom duplex apartment situated within this Grade II listed converted Victorian grammar school within the heart of Wallingford. The property offers spectacular Cathedral style vaulted ceilings with exposed timber struts and original detailing. The living space is open plan and the bedroom accommodation is arranged over two floors. The accommodation includes: entrance hall, open plan kitchen/diner/lounge, ground floor bedroom and shower room, and mezzanine bedroom with en-suite. EPC Rating E.

LOCAL INFORMATION

Wallingford was a walled Saxon Town on the Thames, and the remains of the town walls can still be seen today. William the Conqueror built Wallingford Castle, which was used as a royal residence until the time of the Black Death. The remains of the Castle can be seen from the Castle Gardens. Today Wallingford is a thriving Market Town; the centre is a major conservation area with examples of churches and architecture dating back to the 14th Century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. Being a Town, Wallingford offers every means of amenity one would expect. The narrow streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. Wallingford is within easy reach of both the M40 and the M4, and is conveniently located within access of Henley, Reading, & Oxford.

ACCOMMODATION

A secure communal entrance leads to the front door, opening into a spacious hall with built in cupboards and understairs store cupboard. The main living space is a fantastic open plan space with 22 ft ceilings with exposed rich timber struts and elongated windows overlooking the front. There is a built-in entertainment centre area in the living



space. The kitchen is fitted with a matching range of wall and base units with a breakfast bar and integral appliances including fridge/freezer, oven and gas hob. A staircase leads to an open mezzanine level, with the primary bedroom with built in storage. This space maximizes the openness and spaciousness of the vaulted cathedral style ceiling, and also benefits from an en-suite bathroom fitted with a bath with shower over and airing cupboard. There is also a light-filled double bedroom on the ground floor, and a shower room.

OUTSIDE SPACE

Outside can be found the well maintained gardens which wrap around the entire building and which are available for use by the residents. There is an allocated parking space and additional visitors parking available. There is also a communal locked store.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band C. Gas fired central heating. All mains services.

125 year lease dating from 1 January 2002. The ground rent is £216.96 pa. The service charge for financial year June 2022/23 was £2200 pa, paid twice yearly and reviewed every 6 months. Should you proceed with the purchase of the property these details must be verified by your solicitor.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

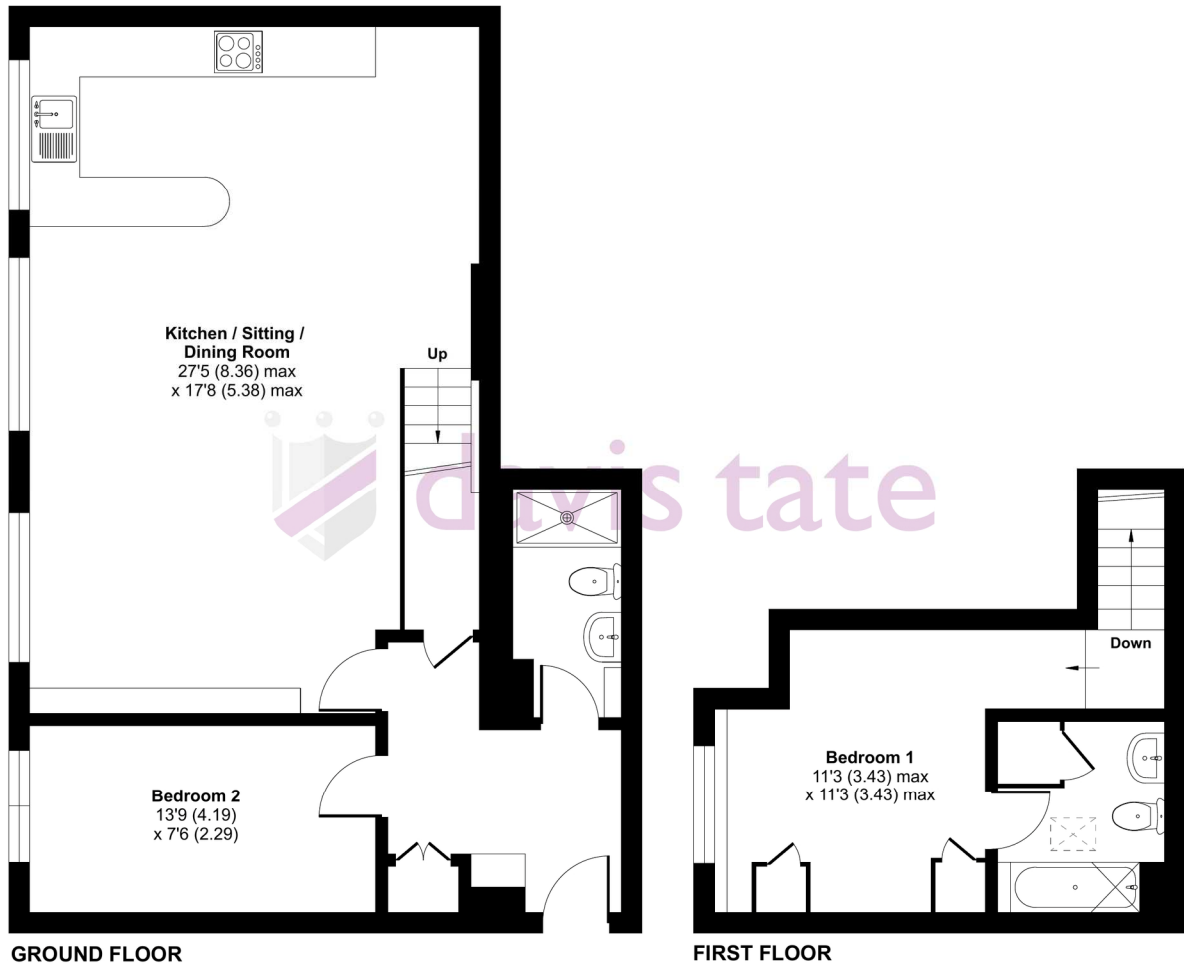
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 945 sq ft / 87.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1108154