

Flat 2, The Old Post Office, Wexbridge

£289,000

A high-ceilinged apartment in the converted Edwardian post office on the high street.



BEDROOMS	BATHROOMS	RECEPTIONS	TYPE	TENURE	EPC
2	1	1	Apartment	Leasehold	C

About this property

Flat 2 occupies a corner of the first floor of The Old Post Office, the Edwardian landmark on the high street, red brick with stone dressings, tall arched ground-floor windows and its carved signage band still in place above the door. The conversion kept what mattered: high ceilings with cornicing, tall sash windows and proper proportions.

The sitting room is decorated in soft white and forest green over oak floors, open to a painted shaker kitchen with timber worktops behind a peninsula. Both bedrooms are doubles, the principal with two sash windows over the high street, and the bathroom is fitted in white with a shower over the bath. Secondary glazing keeps the rooms quiet above the shops.

The lease has approximately 108 years unexpired, with a service charge of £1,460 per annum and a peppercorn ground rent. Residents share a small landscaped courtyard to the rear with bicycle storage; parking is by residents' permit on the adjoining streets. The market, cafes and station are all on the doorstep.

Key facts

- Leasehold, approximately 108 years remaining
- Service charge £1,460 per annum, peppercorn ground rent
- Council tax band C
- EPC rating C
- High ceilings, cornicing and sash windows
- Residents' courtyard and permit parking

Viewing strictly by appointment with **Oak & Stone** • 01632 440 870 • hello@oakandstone.example

Gallery

