

PROPERTY AGENTS

JPKnight



Chapel Lane, Benson OX10 6LU



Chapel Lane, Benson

A well presented 2 bedroom ground floor apartment with its own terrace and parking space. There is a modern bathroom and a 17'3 kitchen/living room. Set in a private corner of this small development, approached off a quiet lane it is just moments from the shops and amenities in the village centre.

Accommodation

The property has gas central heating to radiators and is double glazed.

Tenure – Share of Freehold

Entrance Hall: Wood floor, radiator, down lighters, Cloaks recess, deep shelved storage cupboard with light.

Kitchen/Living Room: 17'3 x 14'8
French doors and separate window to terrace at the rear, range of storage units, worktops, gas hob and extractor hood above, electric oven, dishwasher and fridge/freezer, wood floor, pelmet and down lighters, gas boiler.





Entrance to development

Bedroom 1: 12'8 (incl. wardrobe) x 9'2
Window to rear, radiator, wood floor,
double wardrobe.

Bedroom 2: 12' x 7'
Window to front, radiator, wood floor.

Bathroom: Fitted with a 3-piece white
suite including bath with shower, tiling,
radiator, window with Venetian blind,
down lighters, tiled floor.

Outside

A communal block paved drive with
mature shrub borders leads to:
Block paved parking space.

French doors to rear terrace:

Utility Room: 6'10 x 6'2

Washing machine, tumble drier, light and
power.

Terrace: 32'6 x 5'10

Paved, brick retaining wall with communal
flower border beyond, timber fence and
side gate to front.

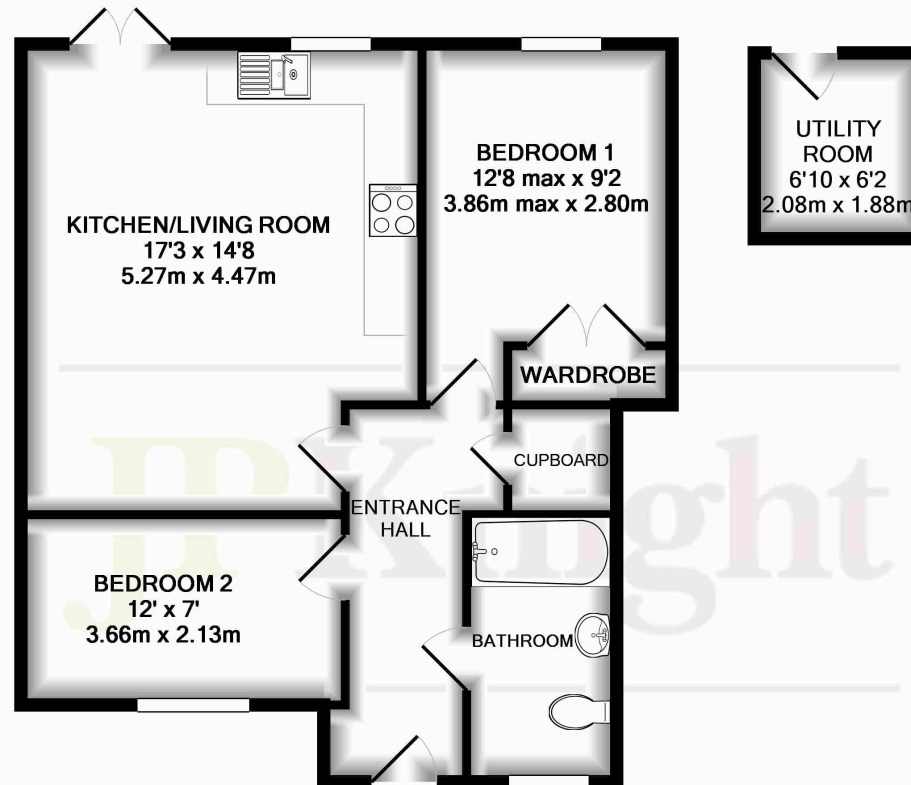


Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane. At the end turn left onto the A4074. After 1.7 miles turn right into Church Road. Turn right at the War Memorial, and then immediately left into Watlington Road. Turn first right into Chapel Lane (one way) and the property will be found almost at the end on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018