

PROPERTY AGENTS

JPKnight



St Lucians Lane, Wallingford OX10 9ER



St Lucians Lane, Wallingford

A superb and well appointed ground floor apartment situated on this sought after assisted living development for the over 55s: this quiet setting is just south of the town and close to the river. There are 2 double bedrooms, luxury shower room, 16' living/dining room with French doors to a terrace and a stylish refitted kitchen. There is a nearby parking space and the properties are set around beautifully landscaped communal courtyard gardens.



Tenure – Leasehold

The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system. The property is double glazed with electric heating.

Entrance Hall:

There is a built in storage cupboard, electric storage heater and an airing cupboard.

Living Dining Room: 16'2 x 14'10 max.

French doors open to a paved terrace, separate tall window, feature fireplace, electric storage heater.





Kitchen: 14'5 x 6'8

A bright double aspect room, recently refitted with an attractive range of units with worktops and integrated electric oven and hob with extractor hood and dishwasher, further appliance space. Wood style floor, down lighters and loft access.

Bedroom 1: 15'2 x 10'1

There is a picture window to the side, a built-in wardrobe and electric storage heater.

Bedroom 2: 11'10 x 11'1

The room has a built-in wardrobe, window to the side and an electric storage heater.

Shower Room:

Beautifully re-fitted with a 3-piece white suite that includes a wide shower cubicle and unit, tiling, down lighters and radiator.

Outside

Parking Space.

Paved terrace abutting the living/dining room.


Communal Grounds:

These comprise an attractive central courtyard mainly set to lawn with a feature dividing wall, intermittent shrub planting and a block paved pathway around the edge.



Directions - By Foot:

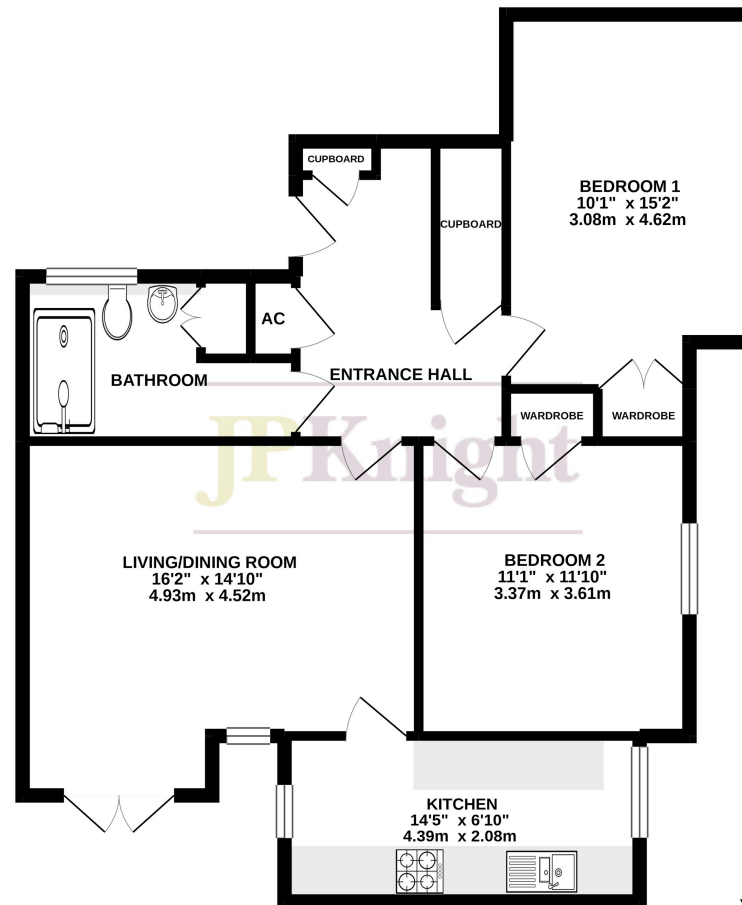
Turn left from our offices into St Martin's Street and through the Market Place, continue along St Mary's Street across St Leonard's Square. This then follows on to the Reading Road. Take the 2nd left into St Lucians Lane, The property is along on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	75
(81-91) B		
(69-80) C		
(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.



GROUND FLOOR



TOTAL FLOOR AREA : 860sq.ft (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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