

PROPERTY AGENTS

JPKnight



St Lucian's Lane, Wallingford OX10 9ER



St Lucian's Lane, Wallingford

A spacious bungalow situated on this sought after 'assisted living' development for the over 55's. Just south of the town this attractive courtyard development is just moments from the river and within walking distance of the shops and amenities.

There are 2 double bedrooms, shower room, kitchen and a 17'7 sitting room with a large bay window overlooking attractive communal gardens to the front and dining room with French doors to the garden. There is a garage in a nearby block.



Tenure – Freehold

The Development Manager can be contacted from various points within each property in case of 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 panel/storage heating.

Entrance Hall: There is an electric storage heater and loft access.

Living Room: 17'7 x 10'10 Featuring a large bay window overlooking the communal courtyard, feature fireplace, electric storage heater.

Dining Room: 10'9 x 8'8 French Doors to the garden, serving hatch, electric storage heater.





Kitchen 11'2 x 7'5 Range of storage units with worktops, electric oven and hob with extractor above, fridge freezer, stainless steel sink unit, tiling, electric storage heater, door and side window to rear.

Bedroom 1: 12'7 incl. wardrobe x 10'5 Aspect across the courtyard at the front, fitted wardrobe and electric panel heater.

Bedroom 2: 12'7 incl. wardrobe x 9'3 Rear aspect, wardrobe, electric panel heater, airing cupboard.

Shower Room: Walk-in shower area (wheelchair access) and unit with seat, low level WC, basin, tiling, heated towel rail.

Outside

The property has a garage situated close by.

Rear Garden:

This can be accessed via a ramp from the kitchen and French doors from the dining room leading to a paved area, lawn with mature shrub borders and timber fencing.

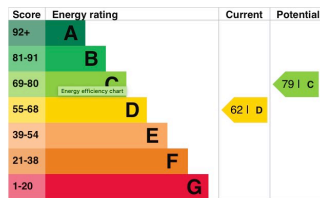
Communal Grounds:

Properties are set around an attractive courtyard with block paved walkway, central lawn with shrub planting and trees.



Directions:

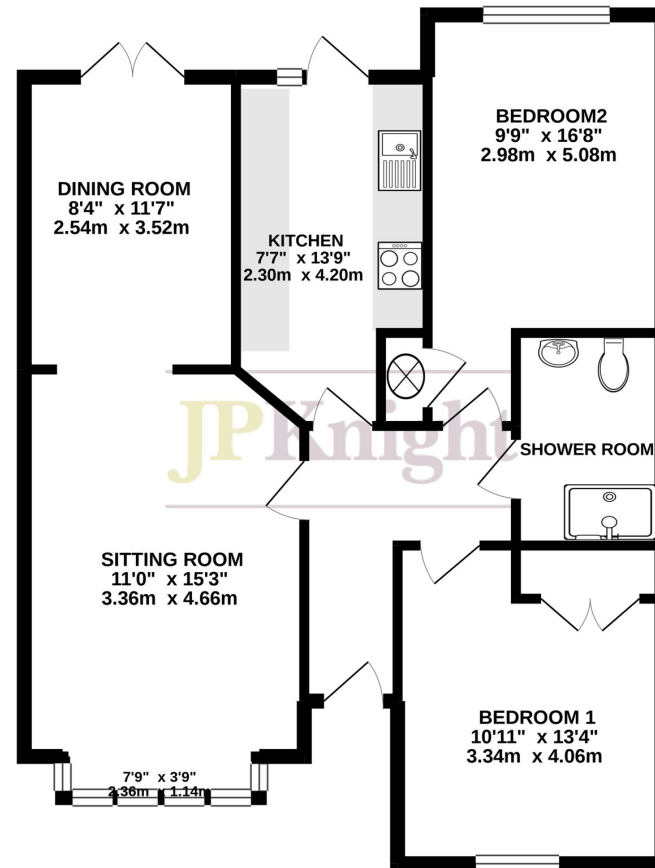
Turn left from our offices into St Martin's Street and through the Market Place, continue along St Mary's Street across St Leonard's Square. This then follows on to the Reading Road. Take the 2nd left into St Lucians Lane. The property is in the courtyard on the right hand side.



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 : 745sq.ft. (69.2 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.
Made with Metropix ©2021