

PROPERTY AGENTS

JPKnight



Charter Way, Wallingford OX10 0TD



Charter Way, Wallingford

A beautifully presented top floor apartment set in a quiet residential area within walking distance of the shops and restaurants of the town. There are 2 bedrooms and a 3-piece bathroom, a 15' sitting room with Juliet balcony and a stylish 14' kitchen. Among the many improvements over the last year or two the owners have replaced the windows, internal doors, flooring and upgraded the kitchen. Set in communal grounds it has a garage in a nearby block and parking space.

Tenure – Leasehold

Accommodation

Communal entrance hall with telephone entry system, stairs to the second floor.

Entrance Hall: Wood style floor, large cupboard, radiator and loft access.

Sitting Room: 15'2 x 10'2

A bright room with a Juliet balcony, wood style floor and radiator.





Kitchen: 14'3 x 7'3

Attractively fitted with a range of cupboards and contrasting worktops, stainless steel sink, pantry cupboard. Integrated induction hob with extractor hood and electric oven with further appliance spaces. Two windows to the front, radiator, wood style floor and gas boiler.

Bedroom 1: 11' (incl. wardrobes) x 9'2

Full width built in wardrobes with space and power for TV, window to the rear, radiator.

Bedroom 2: 8'3 x 7'10

Window to the side, radiator, wood style floor.

Bathroom:

Fitted with a white 3-piece suite including a shower above the bath with screen, tiling, radiator and window.

Outside

There are communal gardens to the rear laid to lawn with a mature silver birch tree and pathways across to the parking/garage area, timber fencing.

Garage in Block: Set nearby with up/over door.

Parking Space: In front of the garage.



Directions

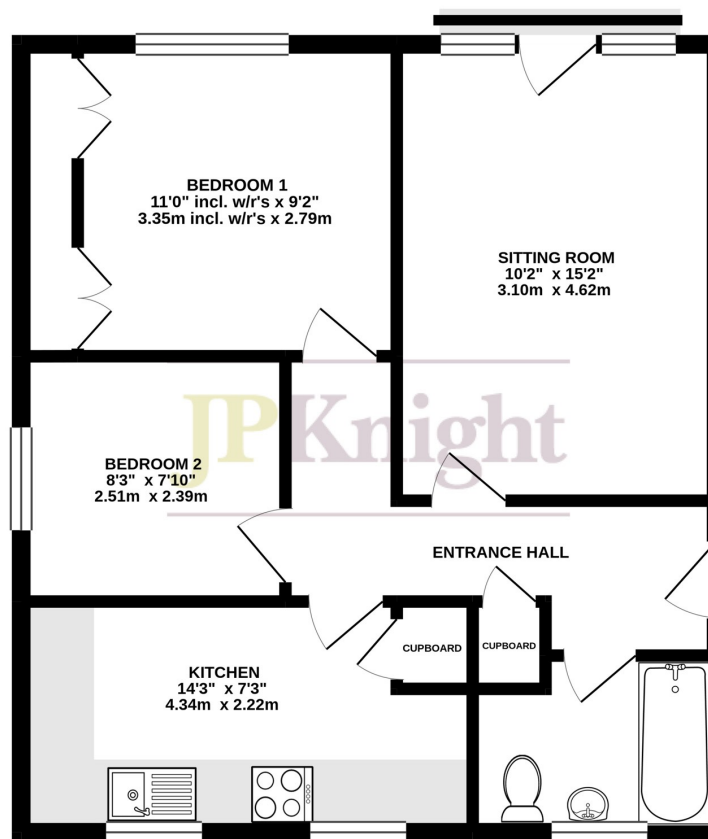
Turn right from our offices in St Martin's Street, left at the Waitrose traffic lights, after the petrol station take the next left into Charter Way. Follow the road to the bottom and the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



SECOND FLOOR 545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 570sq.ft. (53.0 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

