

PROPERTY AGENTS

**JP**Knight



St Leonards Court, Reading Road, Wallingford OX10 9EY





## St Leonards Court, Wallingford

Located on the southern edge of the town in an attractive established development, a ground floor apartment with views over the pleasant communal gardens.

The accommodation includes a living-dining room, a separate well fitted kitchen, 2 bedrooms with wardrobes and a shower room with separate WC: outside there is a garage in a block.

The shops and restaurants in the town centre are close by, it is just moments away from the Thames path.



## Tenure - Leasehold

Accommodation

The property is double glazed with gas central heating to radiators.

Communal entrance hall.

Front door to:

Hallway: Open way to living room, access to bedrooms, airing cupboard.

Sitting Room: 17'5 x 12'2 Good sized living space with 2 windows overlooking communal garden, feature fireplace with decorative electric fire and hidden recessed boiler, radiator.







Kitchen: 9'9 x 8'9

Range of white storage units with worktops, stainless steel sink. Integrated gas hob, extractor hood, electric oven and fridge-freezer, space for washing machine and window to the rear.

Bedroom 1: 10'9 x 10'3

Window to the side, built in wardrobes and radiator.

Bedroom 2: 10'9 x 6'8

Full length window to side, built in wardrobe and radiator

Shower Room:

Fitted with a shower cubicle and hand wash basin, tiling and radiator. There is a door to a separate wc.

Outside:

A paved path leads to the communal hall, side lawn with mature shrub borders.

The communal gardens are well maintained with areas of lawn and mature shrubs beds.

A driveway leads through to the garage block, there is additional guest parking.

Garage: 16'1 x 8' Up and over door (it is the 3<sup>rd</sup> from the right in the block)



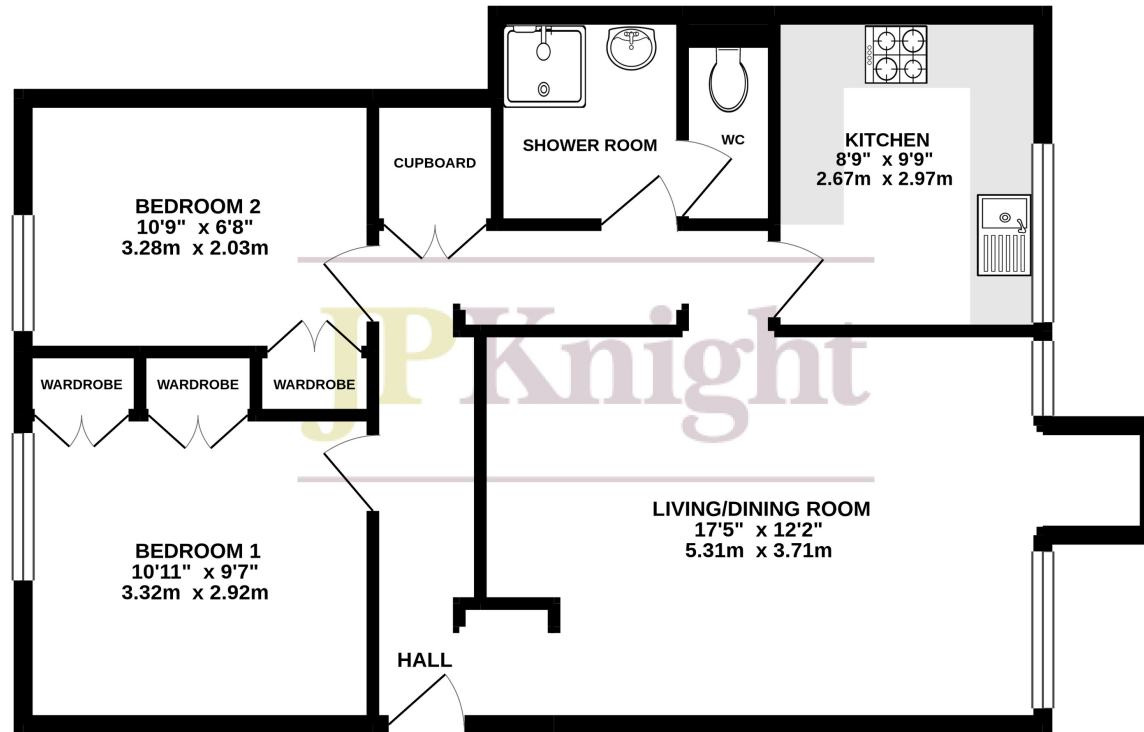
## GROUND FLOOR

### Directions

Turn left from our offices in St Martin's Street, follow this into St Mary's Street, out across St Leonards Square onto the Reading Road. Turn left into St Lucian's Lane, the property is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	71   C
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.



TOTAL FLOOR AREA : 673sq.ft. (62.5 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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