

PROPERTY AGENTS

JPKnight



Chiltern Court, Reading Road, Wallingford OX10 9DR



Chiltern Court, Wallingford

A rare opportunity to acquire a spacious ground floor apartment in a sought after residential location within walking distance of the town centre. The property is one of just two apartments set in their own private grounds with a garage to the rear. The accommodation comprises two double bedrooms and shower room set of an inner hall, double aspect 18' sitting room with fireplace, hallway and a 14' kitchen/breakfast room.



Tenure – Share of Freehold

Accommodation

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

Front door opens to:

Entrance Hall: Side window, radiator and cloaks cupboard.

Sitting Room: 17'11 x 11'10

A superb double aspect room with windows front and side and French doors to a private side terrace. There is a tiled fireplace with coal effect gas fire and 2 radiators.





Kitchen/Breakfast Room: 14'3 x 9'11

Picture window overlooking its garden to the front, side window. It is fitted with a range of storage units with worktops and stainless steel sink. Appliance spaces (for cooker, washing machine and fridge/freezer), radiator and cupboard housing gas boiler.

Inner Hall: 8'2 x 6'2

Storage cupboard.

Bedroom 1: 13'3 x 9'11

The room features a double aspect with windows front and rear, radiator.

Bedroom 2: 9'11 x 9'10

Window to the rear, radiator.

Shower/Wet Room: 8'2 x 6'6

White suite of hand basin, low level wc, shower unit, tiled floor with drain, further tiling, 2 windows to the rear, chrome radiator.

Outside

To the Front:

The property has an established garden to the front, set to lawn with established shrub and plant borders. There is a brick wall to the front with wrought iron gate and mature side hedges. A shared path leads to the front door.

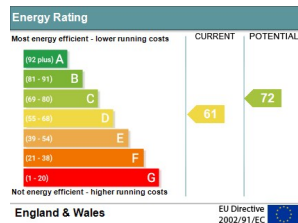
Garage: 18'2 x 8'8

Set off Squires Walk to the rear of the property, up/over door, door to the rear.



Directions

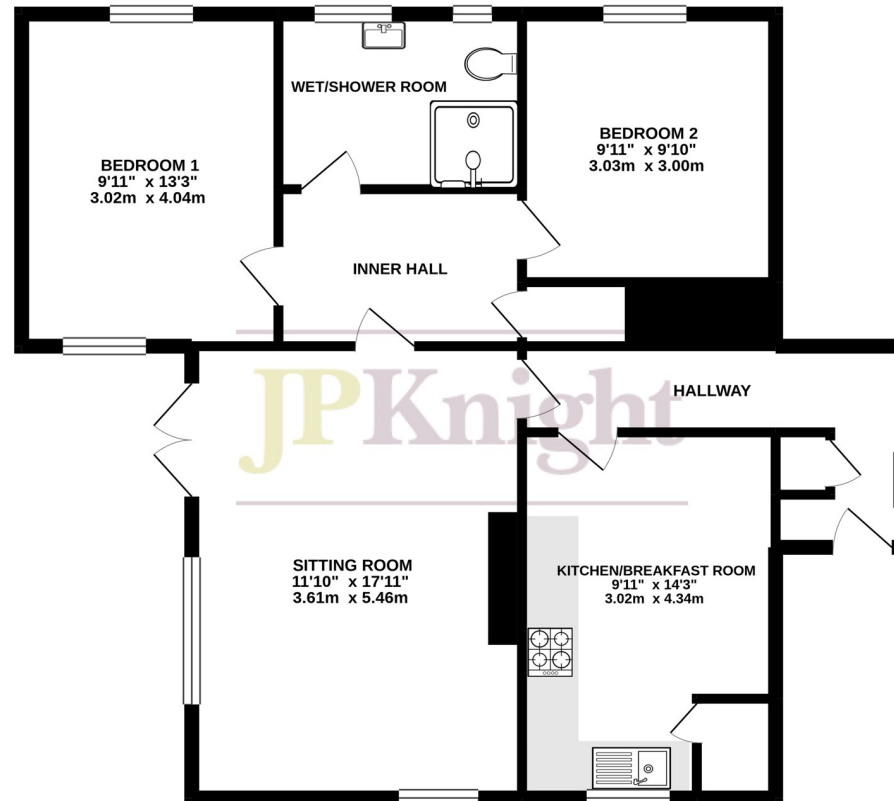
Turn left from our office into St Martin's Street, continue through St Mary's Street, across St Leonards Square and out onto the Reading Road. Chiltern Court is shortly on the right hand side, opposite St Lucian's Lane.



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: 806sq. ft. (74.9 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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