

PROPERTY AGENTS

**JP**Knight



Church Lane, Wallingford OX10 0DX





## Church Lane, Wallingford

A superb 1100' ground floor loft style apartment, with luxurious accommodation on one level, set in the heart of the town: there are 3 bedrooms, two bathrooms and approximately 500 square feet of open plan living space including open plan kitchen and featuring a 14' high window incorporating casement door to the 25' courtyard garden.

### Accommodation

There are wood floors with an under-floor heating system, the property is double glazed.



## Tenure - Leasehold

Set off a quiet walkway a gate opens to a covered porch, a glazed front door leads to:

Entrance Area: Door and transom light rises to 14', built in cupboards, steps to:

Living /Dining/Kitchen: 23'5 x 22'8

A stunning 14ft window incorporating a central casement door opens to a private courtyard garden, wood floor with under floor heating, range of spotlights and three steel pillars, cloaks cupboard.

Kitchen Area: Range of storage units, worktops, electric ceramic hob, extractor hood, microwave, fridge freezer, dishwasher.







Utility Room: 6'3 x 6'

Wood floor, extensive range of cupboards, worktops, washer/drier, airing cupboard housing gas boiler and hot water tank.

Bedroom 1: 14'9 x 13'

Large door and side window open out to the garden, wood floor and cupboard.

En Suite Bathroom: White 3-piece suite including a freestanding bath, down lighters, wood floor, electric radiators, double doors to storage cupboard.

Bedroom 2: 11'5 x 10' (excluding wardrobes)  
Window to the front, wood floor and large double wardrobe.

Bedroom 3: 11'5 x 9'5 (excluding wardrobes)

Window to the front, wood floor, double wardrobes.

Luxury Shower Room: 11'3 x 6'

Comprising a large walk-in shower cubicle with shower screen and shower unit, hand basin and sink, down lighters, chrome radiators, three tiled walls and tiled floor.

Garden: 25'3 x 19'

A delightful courtyard garden with a paved terrace leading out to an area of artificial grass facing easterly. The garden is enclosed by brick walling covered with mature climbing plants



### Directions

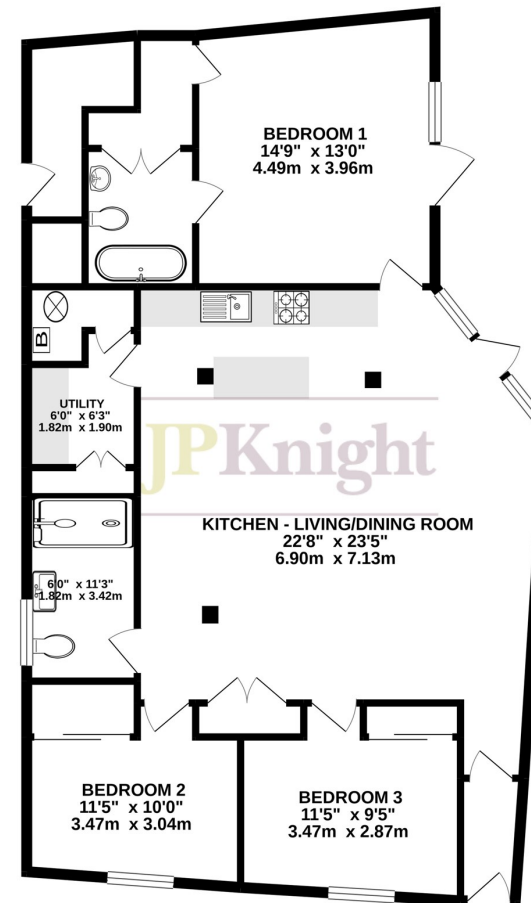
Turn left out of our office and cross the road, walk along St Martin's Street and turn right into Church Lane just after the Old Post Office. The property will be found shortly on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(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: 1076sq.ft. (100.0 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 as to their operability or efficiency can be given.  
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