

PROPERTY AGENTS

JPKnight



St Lucians Lane, Wallingford OX10 9ER



St Lucians Lane, Wallingford

A well presented two bedroom house situated on this sought after 'assisted living' development for the over 55's. Just south of the town centre this attractive courtyard development is just moments from the River Thames and within walking distance of the shops and amenities. There are two double bedrooms and shower room on the first floor. On the ground floor there is a modern kitchen and 24'0 living/dining room leading to a conservatory with French doors to the garden. There is also a garage in a nearby block. The Development Manager can be contacted from various points within each property in case of emergency (soon to be replaced with a digital system). For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system.



Tenure - Freehold

Accommodation

The property is double glazed with electric panel heating.

Entrance porch leading to entrance hall: electric radiator, wood floor, stair lift.

Kitchen: 10'8 x 8'10 Window to rear, shaker style range of storage units, with Silestone worktop, white ceramic sink, double oven, space for integrated microwave and fridge/freezer, integrated freezer and dishwasher, induction hob and extractor hood above, wood floor, electric radiator.

Living Room: 15'1 x 12'8 Window to front, wood floor, electric radiator, fireplace with stone surround and wooden mantel, understairs cupboard. Open to:



Dining Room: 10'11 x 9'6 electric radiator, wood floor, French doors to conservatory.

Conservatory: 8'10 x 5'3 French doors to garden with glazed sidelights, tiled floor.

Lobby to shower room: White three-piece suite including basin vanity unit, tiling, chrome radiator.

Stairs to landing: Airing cupboard, loft access.

Bedroom 1: 15'1 x 10'11 Window to front, full width fitted wardrobe with dressing table, fitted wardrobe.

Bedroom 2: 12'9 x 10'1 Window to rear and Velux window.

Shower Room: Velux window, white three-piece suite including large walk-in shower, basin with vanity storage unit, tiling, built-in cupboards with space for washing machine and tumble dryer and additional storage.

Outside

To the front the property is set around an attractive communal courtyard with a block paved pathway, central lawn with shrubs, trees and flower beds.

The rear garden can be accessed from the neighbouring property and French doors from the conservatory. It is a paved area with raised beds and surrounded by timber fencing.

There is a single garage in a nearby block and residents parking.

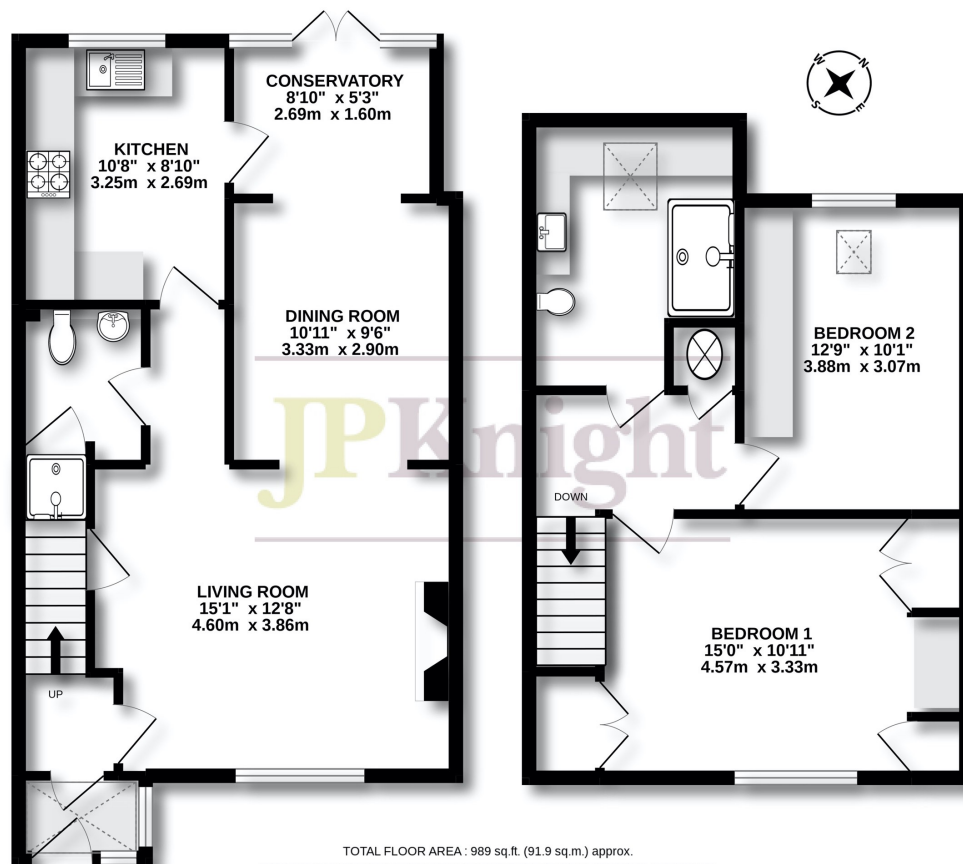


Directions

On foot from our office in St Martins Street, proceed across Market Place into St Mary's Street and continue straight on to Reading Road. Turn left into Lt Lucians Lane and the development can be found at the bottom on the left hand side. Continue under the first archway and the property can be found on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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