

PROPERTY AGENTS

JPKnight



St Lucians Lane, Wallingford OX10 9ER



St Lucian's Lane, Wallingford

A spacious bungalow situated on this sought after 'assisted living' development for the over 55's. Just south of the town this attractive courtyard development is just moments from the river and within walking distance of the shops and amenities.

The accommodation comprises 2 double bedrooms, bathroom, kitchen, sitting room, small double glazed sun room that overlooks attractive communal gardens to the front and dining room with French doors to the garden. There is a garage in a nearby block.



Tenure - Freehold

The Development Manager can be contacted from various points within each property in case of emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system.

The property is double glazed with electric panel heating.

Accommodation

Entrance Hall: There is an electric storage heater and loft access.

Living Room: 15'4 x 10'10 Feature fireplace with electric coal effect fire, electric storage heater and French doors to:

Sun Room: 7'2 x 4' Double glazed with a glass roof and tiled floor.

Dining Room: 10'10 x 8'8 French Doors to the garden, serving hatch, electric storage heater.





Kitchen 13'8 x 7'5 Range of storage units with worktops, double electric oven, electric ceramic hob with extractor above, appliance spaces, stainless steel sink, tiling, door and side window to the garden.

Bedroom 1: 12'6 incl. wardrobe x 10'7 Aspect across the courtyard at the front, fitted wardrobe and cupboard.

Bedroom 2: 12'7 incl. wardrobe x 9'4 Rear aspect, fitted wardrobes and shelving, airing cupboard.

Bathroom: Fitted with a white 3-piece suite, panelled dado, wood style floor and electric towel rail.

Outside

The property has a garage situated in a nearby block with electric roller door.

Rear Garden: Partly communal they are a lovely feature, a paved terrace leads to an area of lawn with established border, side wall and timber fence, gated path to the front.

Communal Grounds: Properties are set around an attractive courtyard with block paved walkway, central lawn with shrub planting and trees.

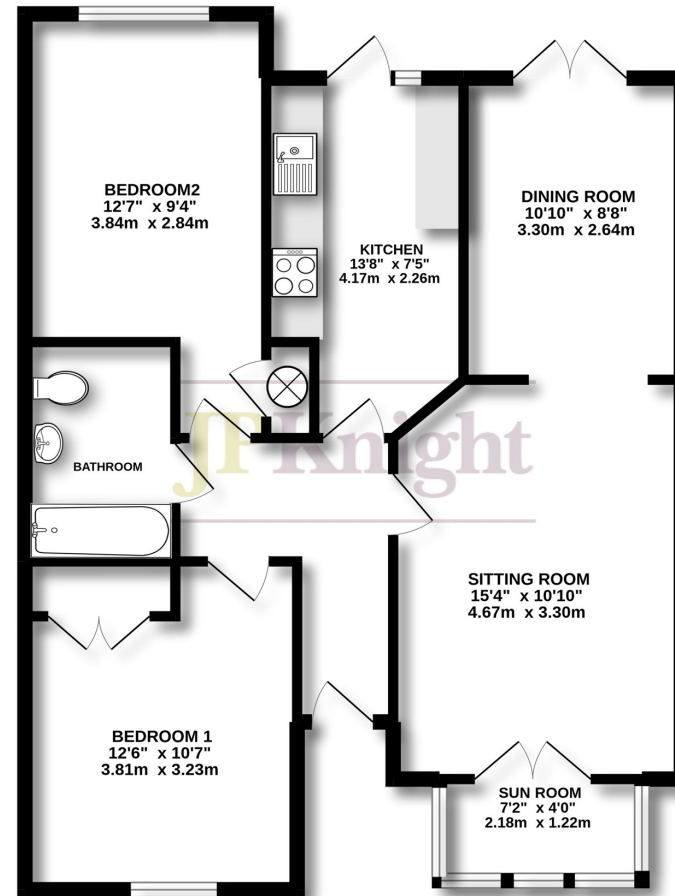


Directions:

Turn left from our offices into St Martin's Street and through the Market Place, continue along St Mary's Street across St Leonard's Square. This then follows on to the Reading Road. Take the 2nd left into St Lucians Lane. The property is in the courtyard on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 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: 699sq.ft. (64.9 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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