

PROPERTY AGENTS

JPKnight



Shilling House, Wallingford OX10 0FL



Shilling House, Wallingford

A luxury apartment flooded with natural light set on the 3rd floor of this stunning development constructed by award winning developers Beechcroft Homes in 2019. Designed exclusively for the over 55's it has lift access and 2 covered parking spaces. The high specification includes fully equipped kitchen, opening to a 26' living room, 2/3 bedrooms with 2 bathrooms, utility, adjacent balcony and a superb, private roof top terrace featuring fabulous views over Wallingford and the countryside beyond.



Tenure - Leasehold

Accommodation

The property is double glazed with gas fired underfloor heating.

Communal Entrance: From Goldsmith Lane carpark with telephone entry system.

Lift and stairs to 3rd floor, door to an inner hall.

Front Door to:

Entrance Hall: L-shaped with cupboard housing gas boiler.

Utility Cupboard: With 2 appliance spaces.

Dining Hall: 10'5 x 9'3 A bright space with roof light.

Living Room: 26' x 11'11 French doors open to a private balcony, feature fireplace with electric coal effect fire (remote control).

Balcony: 12' x 8' Wrought iron railing, views to side and spiral staircase to 4th floor terrace.





Kitchen: 11'9 x 9'7 Attractively fitted with a range of cupboards, worktops and stainless steel sink: integrated gas hob, extractor hood, double electric oven, dishwasher, fridge and freezer. Wood style floor, down lighters, window to side and open way to living room.

Bedroom 1: 12'10 x 10'5 Range of wardrobes, window.

En Suite Shower Room: Fitted with a white 3-piece suite, tiling, wood style floor, radiator.

Bedroom 2: 12'2 x 8'8 Fitted wardrobes, window.

Bathroom: Fitted with a white 3-piece suite, tiling, window, radiator. (Jack & Jill with access from hall and bed.2)

Study/Bedroom 3: 8'7 x 7'1 Window to side.

Outside

Roof Terrace: 33' x 20' Set on the 4th floor with great views, accessed by private spiral staircase and communal stairs, tiled with wrought iron railing.

Covered Parking: Approached from Goldsmith Lane carpark, 2 spaces in a tandem arrangement with electric door, door to communal hall.

Bike Store: Communal with allocated space.
Communal Bin Store.

Communal Terrace: On the 1st floor, tiled with raised flowerbeds.



Directions: Turn right from our offices into St Martins Street, left at the traffic lights by Waitrose into High Street. Just after the entrance to Waitrose turn left into Goldsmith Lane, turn into the carpark and Shilling House is straight ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	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.

