

PROPERTY AGENTS

JPKnight



St Lucian's Lane, Wallingford OX10 9ER



St Lucian's Lane, Wallingford

A superbly presented cottage, part of this delightful retirement community (for the over 55s): in a tranquil courtyard setting it is within walking distance of both the river and town centre.

It is beautifully presented with refitted kitchen, shower room and cloakroom, with a new radiator heating system and double glazed conservatory. There are 2 double bedrooms, luxury shower room, 2 reception rooms, kitchen and conservatory.

Outside there is a garden, garage and a visitor parking spaces.



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.

Enclosed entrance porch with a glass roof. Glazed front doors to:

Entrance Hall: Stairs to landing, radiator, down lighter.

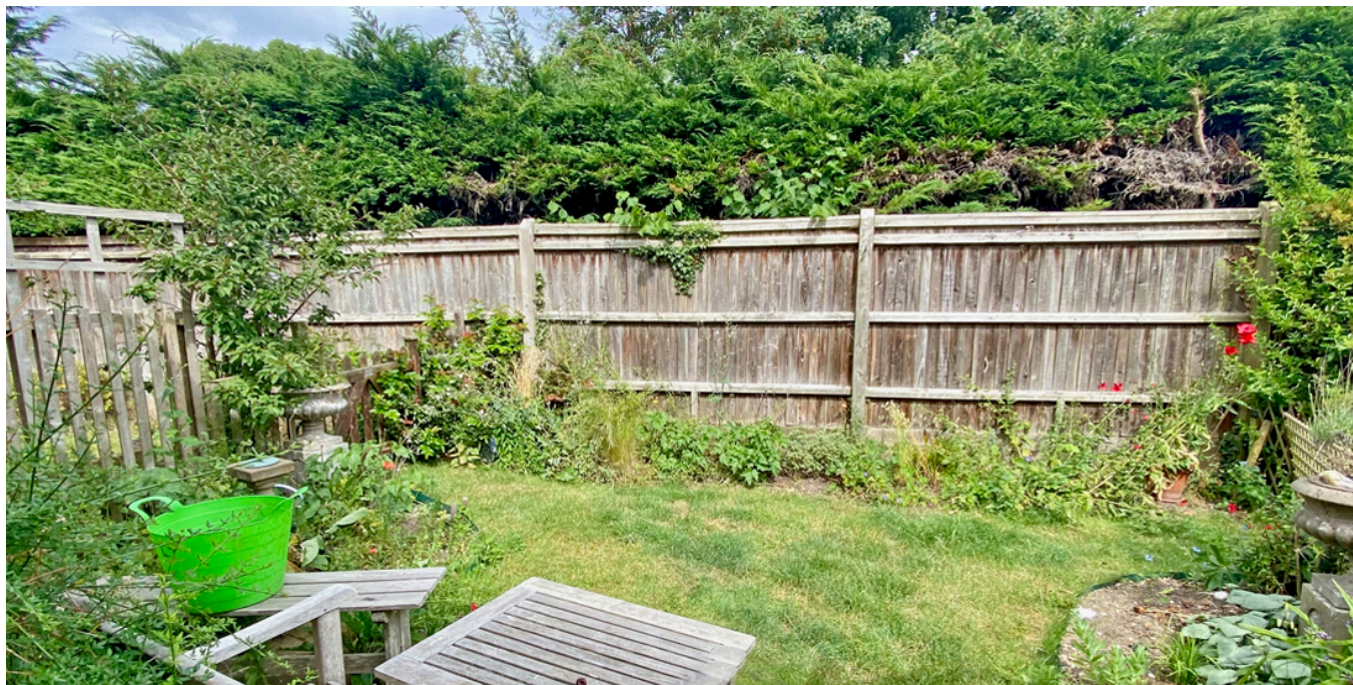
Sitting Room: 15' x 12'8" Featuring a picture window overlooking communal grounds to the front, radiator, feature electric 'log stove' set on stone hearth, down lighters, under-stair storage cupboard.

Dining room: 10'11" x 9'4" Radiator, down lighters.

Open way to:

Conservatory: 8'8" x 5'3" Wood style floor, glazed roof, casement door and side windows to garden.





Kitchen: 10'10 x 8'6 Refitted with an attractive range of storage units including two glazed display cupboards, corner carousel units, wood style work surfaces and stainless steel sink. Integrated induction hob with extractor hood, electric oven, microwave, dishwasher and space for fridge freezer. Wood style floor, radiator, down lighters.

Inner Lobby: Casement door to sitting room, down lighter.

Cloakroom: Fitted with white 2-piece suite, wood style floor, down lighters, cupboard housing gas boiler.

Stairs to Landing: Loft access, linen cupboard.

Bedroom 1: 15'1 x 10'9 Featuring a window overlooking the courtyard gardens, large over stair wardrobe, radiator, down lighters.

Bedroom 2: 12'10 x 10' Featuring a window and Velux to the rear, radiator, down lighters.

Shower Room: 11'4 x 7'11 Attractive 3-piece white suite Including walk-in shower cubicle, tiling, range of storage cupboards and display shelving, tiled worktops, plumbing for washing machine and space for tumble dryer. Wood style floor, chrome radiator, down lighters.

Outside
Garage in nearby block with over door.

Rear Garden: Featuring a paved terrace leading to an area of lawn with flower and shrub beds timber fencing and a shared pathway to the front.



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		86 B
69-80	C	72 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.

