

PROPERTY AGENTS

JPKnight



11 St Lucians Lane, Wallingford OX10 9ER



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Situated on this sought after 'assisted living' development for the over 55's, a pretty cottage with 2 double bedrooms, 2 shower rooms, sitting room, dining room and refitted kitchen. This attractive courtyard development is just south of the town centre, within walking distance of the shops and amenities and a short walk to the River Thames. It has a small terrace with views across the attractive central courtyard and 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.

Entrance Hall: Partially glazed with a glass roof at the front, electric storage heater, stairs to landing part tiled floor.

Sitting Room: 15'1 x 12'8 (excluding bay) Walk-in bay window with a glass roof to the front, electric storage heater, under stairs storage cupboard, corner cupboard. Open way to:

Dining Room: 10'10 x 9'5 Window to the rear, electric storage heater, serving hatch.

Inner Hall: Doors to kitchen and shower room.





Kitchen: 10'9 x 8'6 Window overlooking the communal gardens and glazed door to small terrace. Range of storage units, quartz worktops inset 1.5 bowl stainless steel sink, Neff induction hob, extractor hood, electric oven, fridge/freezer and dishwasher, space for washing machine, larder style storage cupboard, wood style floor.

Shower/Wet Room: Walk-in shower with floor drain, Mira shower unit, hand basin, low-level WC. Tiling, extractor fan and electric towel.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 15'2 x 10'9 Window to the front, electric panel heater, deep over stair wardrobe.

Bedroom 2: 12'10 (incl. wardrobes) 9'11 Two wardrobes, window with velux above, electric panel heater.

Shower Room: Featuring a wide, tiled shower cubicle, low-level wc, hand basin, tiling, electric towel rail, eaves cupboards, window and electric heater.

Outside

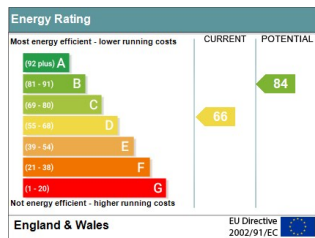
To the Front: The property opens to a courtyard with visitor/allocated parking with a paved path to the front door and a flowerbed.

Garage: 16'8 x 8' Set in a nearby block with an electric up/over door.

Rear Terrace: Paved with a low retaining wall and open way to the communal gardens.



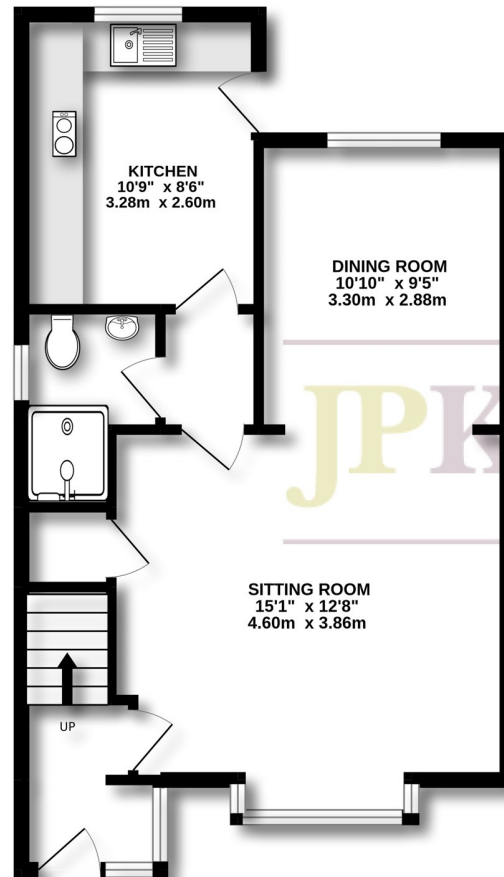
Directions: On foot from our office in St Martins Street, proceed across Market Place into St Mary's Street and continue straight on to Reading Road. Turn left into St Lucians Lane and the development can be found along on the left hand side.



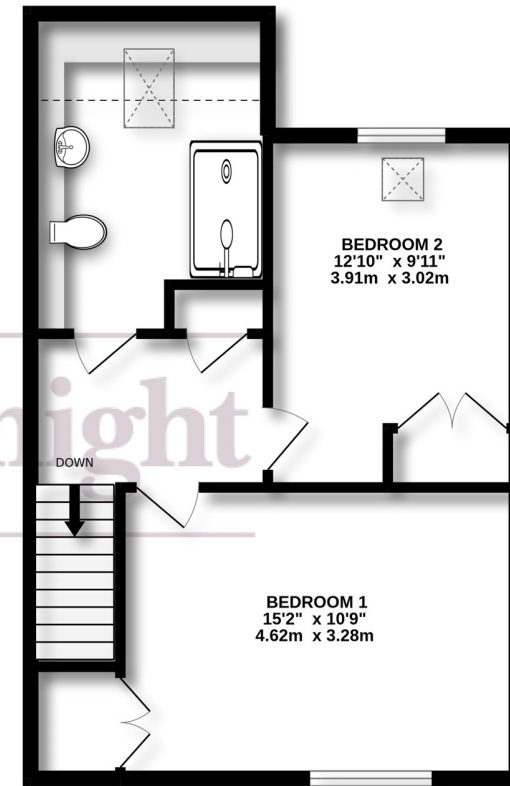
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 979sq.ft. (91.0 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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