

PROPERTY AGENTS

JPKnight



Smith Court, Wallingford OX10 9FY



Smith Court, Wallingford

A beautifully appointed apartment set on the first floor in this select development: it has the town and its amenities within walking distance.

The comfortable accommodation comprises a double aspect, open plan kitchen/living room, two double bedrooms, en suite shower room and bathroom.

Finished to a high specification it has stylish sanitary ware and a well equipped kitchen. Outside there is an allocated parking space, communal garden, bike and bin stores.



Tenure - Leasehold

Communal Entrance Hall:

Doors both to the front and the garden at the rear.
Stairs to first floor.

Entrance Hall: 11'8 x 10'3 (L-shaped) Telephone entry system, wood style floor, radiator, airing cupboard.

Utility Cupboard: Space for washing machine storage above.

Kitchen/Living room 19'6 x 11'10 A bright double aspect room with a wood style floor, 2 radiators.

Kitchen Area: Attractive range of storage units, worktops, stainless steel sink. Integrated gas hob, extractor hood, electric oven, fridge/freezer and dishwasher. Cupboard housing gas boiler, down lighters.





Bedroom 1: 13'6 x 9'8 Attractive double aspect room with windows to rear and side, wardrobe and radiator.

En Suite Shower Room: Fitted with a white three-piece suite including a wide tiled shower cubicle, tiling, chrome radiator, down lighters and window.

Bedroom 2: 11'8 x 9' (incl. wardrobes) Window to the side, radiator, triple wardrobe.

Bathroom: Fitted with a white three-piece suite, tiling, chrome radiator, down lighters.

Outside

To the front a paved path leads to the communal front door. The parking area to the side.

To the rear of the building is a communal garden laid to lawn with established shrub beds and a row of young trees.

The property is double glazed with gas central heating to radiators and has communal photovoltaic panels.



Directions Directions

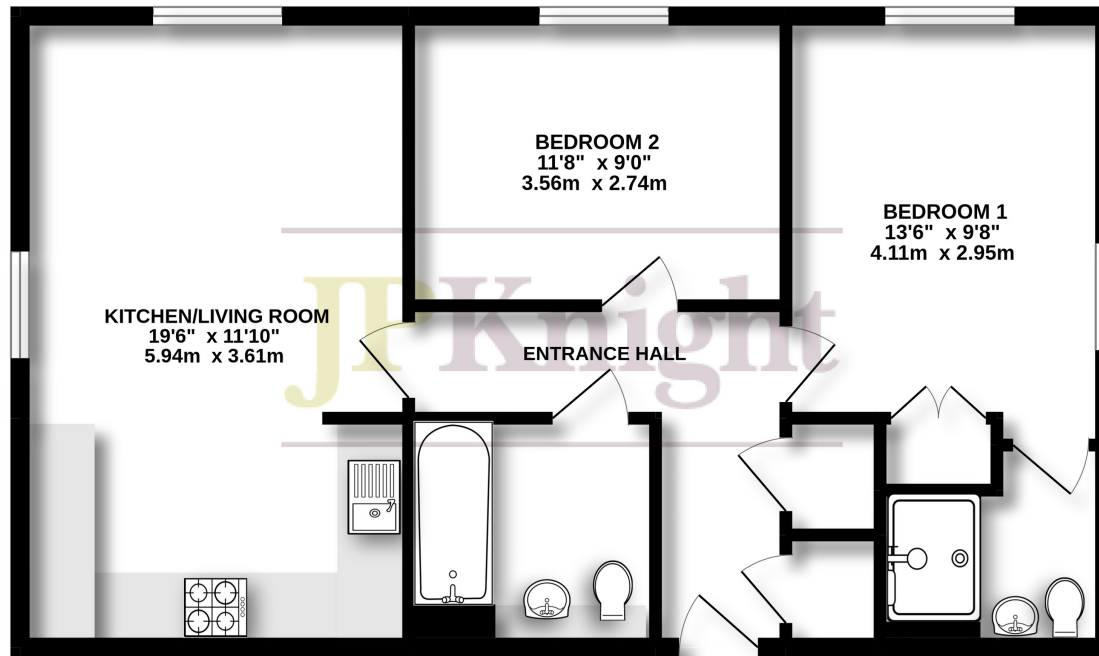
Turn left from our offices, through the square into St Mary's Street. Turn right into St John's Road, proceed across the mini roundabout into Hithercroft and take the next right into Borough Avenue, the first left is Habitat Way, Smith Court is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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.



FIRST FLOOR



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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