

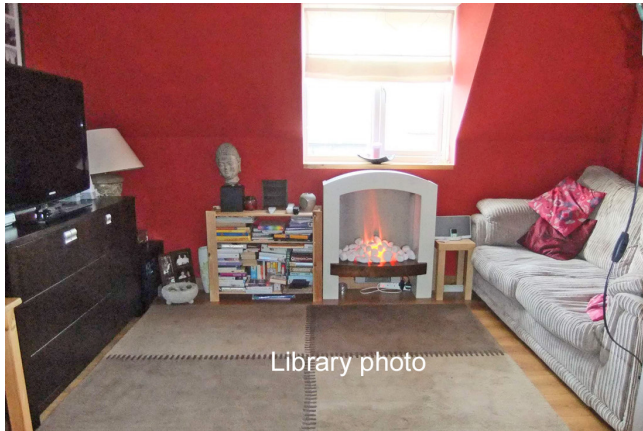
PROPERTY AGENTS

**JP**Knight



Johnstone Place, Wallingford OX10 0AP





Library photo

## Johnstone Place, Wallingford

A first floor maisonette that forms part of this small town centre development with a communal garden and allocated parking space.

The property comprises a living room, separate kitchen, bathroom and bedroom whilst folding steps lead to a loft room with skylight.

This convenient location, set down a quiet side street, is just moments from all the shops and restaurants of the town.

The property is double glazed with electric heating.



Library photo

## Tenure – Share of Freehold

Accommodation

The apartment has its own front door.

Stairs to 1<sup>st</sup> floor landing.

Living Room: 12'11 x 12'2 Window out to the rear, wood style floor and electric heater.

Kitchen: 7'6 x 6'7 Window to the front, fitted with range of storage units, worktops and a stainless steel sink. Spaces for electric cooker, fridge, freezer and washing machine. Terracotta tiled floor, down lighters.



Library photo





Bedroom: 9'2 x 9'2 Window to the front and an over-stair airing cupboard housing the hot water tank with slatted shelf.

Bathroom: Fitted with a white 3-piece suite including a shower above the bath, chrome electric radiator, window and tiling.

Loft Room: 16'9 x c.9' (at floor level) Approached via a folding ladder from the landing. Scaled ceiling with a skylight window.

Outside

Communal garden running across the front of the terrace, paved with a raised flower border.

Allocated parking space.



## Directions

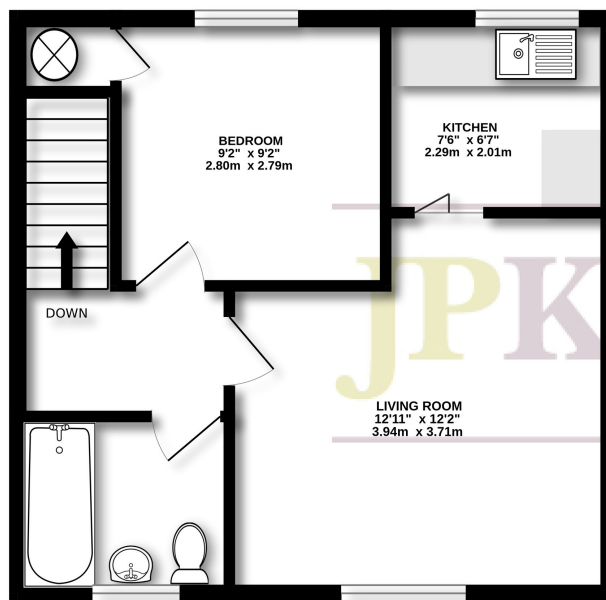
Turn left from our offices into St Martins Street, follow this into St Marys Street, at St Leonards Square turn left into New Road and follow it around the left hand bend into Wood Street. Johnstone Place is along on the left opposite the entrance to the car park.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	80   C
39-54	E		
21-38	F		
1-20	G		

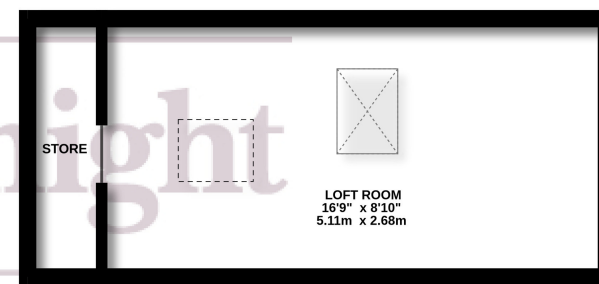
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



FIRST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 377sq.ft. (35.0 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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