

PROPERTY AGENTS

JPKnight



Mongewell Court, Mongewell OX10 8BU



Mongewell Court, Mongewell

Set in a quiet semi-rural location with lovely views across the surrounding countryside, a ground floor apartment with nearby allocated parking. The property comprises a 25' open plan kitchen/living room with patio doors to a conservatory, white 3-piece bathroom and bedroom.

The property abuts an attractive communal garden and has a small side terrace by the conservatory. It has electric heating and is double glazed.



Tenure - Leasehold

Accommodation

The vendor advises us that there are 106 years remaining on the lease, ground rent £100/annum and the maintenance is c.£700/annum.

Front door to:

Entrance area with wood style floor, down lighter, opening to:

Living Room/Kitchen 25'3 x 13'11 max.
Living Area: Door to the small rear terrace and the rear. Sliding patio doors to the conservatory.





Kitchen: Fitted with a range of cupboards, worktops and stainless steel sink. Electric ceramic hob, extractor hood and electric oven. Further appliance spaces, wood style floor, down lighters and electric panel heater.

Bedroom: 9'11 x 6'6 Featuring an internal glass block wall, wood style floor, down lighters and fitted wardrobe.

Bathroom: Fitted with a white 3-piece suite including shower unit and screen, tiling, down lighters, heated towel rail.

Outside

There is a small paved area to the side of the conservatory with door to the apartment, beyond this there are attractive communal gardens that abut open farmland.

Allocated parking space and visitor spaces in the adjacent gravelled parking area.



Directions

Turn left from our offices into St Martin's Street, through the one-way system and out on the Reading Road. Follow until you reach the roundabout and turn left. At the next roundabout turn right onto the A4074. After a short distance take the 2nd right into Constitution Hill, this leads into Mongewell Park. At the end turn left and the property will be found along on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 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.



GROUND FLOOR

TOTAL FLOOR AREA : 383sq. ft. (35.5 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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