

PROPERTY AGENTS

JPKnight



Farthing House, 11 St Martins Lane, Wallingford OX10 0AL



Farthing House, Wallingford

A luxury apartment flooded with natural light set on the 1st floor of this stunning development constructed by award winning developers Beechcroft Homes in 2021. Designed exclusively for the over 55's it has lift access and a covered parking space.

The high specification includes fully equipped kitchen/breakfast room, separate 22" living room with a balcony to the front, 2 bedrooms and 2 bathrooms, utility cupboard and a superb roof top terrace featuring fabulous views over Wallingford and the countryside beyond.



Tenure - Leasehold

Accommodation

The property is double glazed with gas fired under floor heating. Telephone entry system.

Communal Entrance Hall: Lockable storage cupboard, stairs/lift to 1st floor.

Entrance Hall: 26'4 x 3'10 Downlighters, entry handset, boiler cupboard and storage cupboard, both 5.9 x 2'8.

Utility Cupboard: Space for washing machine.

Living/Dining Room: 21'5 x 12'8 Feature fireplace with marble hearth and electric coal effect fire.

Balcony: 7'10 x 3' Featuring an attractive view of St Martins Street and the church, it has a paved base and glass balustrade.





Rooftop
Terrace

Kitchen/Breakfast Room: 12'9 x 11'3 Range of storage units, silestone worktops, stainless steel sink. Integrated induction hob, extractor hood, electric oven and combi microwave/electric oven, fridge/ freezer and dishwasher. Wood style floor, pelmet & down lighters.

Bedroom 1: 12'3 x 10'11 Two windows out to the front, entrance area.

Dressing Room: 6'9 x 4'3 Range of wardrobes.

En Suite Shower Room: Fitted with a white 3-piece suite, tiling, wood style floor, down lighters.

Bedroom 2: 10'7 x 8'7 Sliding patio doors to an internal terrace, fitted wardrobe.

Bathroom: White 3-piece suite including shower and screen above the bath, wood style floor, down lighters.

Outside

Internal Terrace: Paved with an obscured glass screen.

Undercover Parking Space: Approached from Goldsmith Lane car park.

Communal bin and bike stores.



Turn left from our offices into St Martins Street, follow the road along and Farthing House is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**The Property
Ombudsman**



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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