soha

10 Frances Curtis Court

Wallingford, OX10 0FY

75% Shared Ownership £247,500

A well presented and maintained 2 bedroom ground floor apartment at Frances Curtis Court situated just outside Wallingford which provides Independent Living for the over 55's. Available with no onward chain. The apartment offers an open plan modern kitchen with integrated hob, oven, extractor hood, fridge/freezer and washer/dryer. Adjacent dining/sitting room with patio doors leading to a private patio area. Two good size bedrooms with a Jack-and-Jill ensuite shower room which is accessible from both the hall and master bedroom.
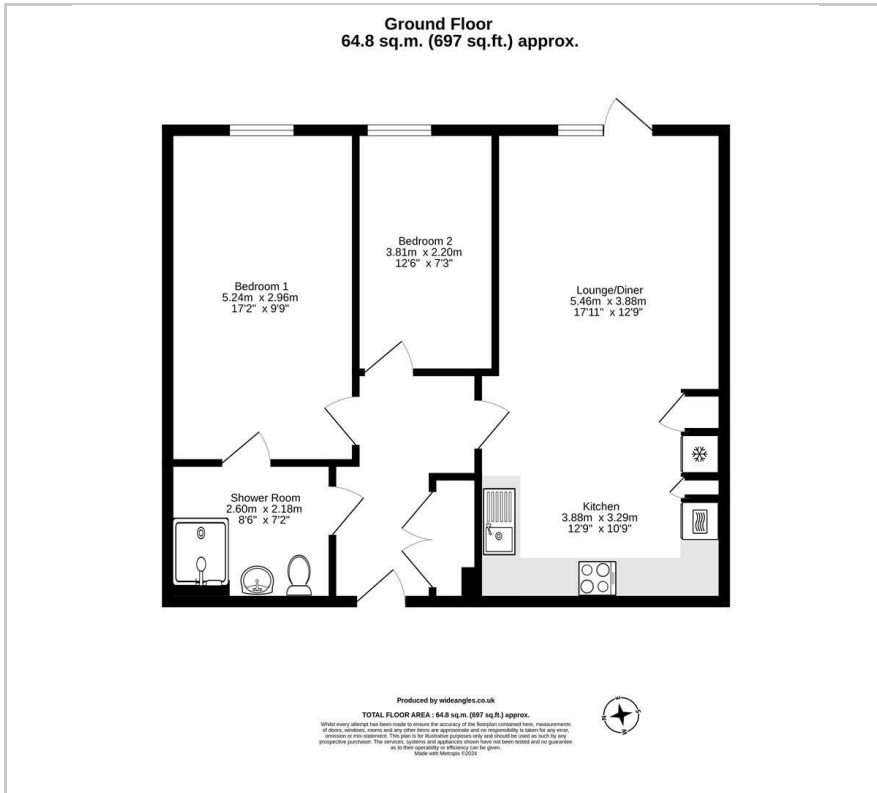
Benefits include communal wifi, café and residents' communal sitting room and hair salon. There is a car park for residents and visitors and beautiful landscaped gardens.

Designed to provide independent living for people and with the additional of some extra domiciliary support if required, this is not a care home but offers support for people who have low needs, as well as those who have mobility or health problems. Domiciliary care staff are on duty day and night. Living here offers you the privacy and independence and flexibility of essential on-site care services.

- Estimated Monthly Service Charge £409.45
- Estimated Weekly All-Care Charge £45
- Two good sized bedrooms
- Ground Floor Apartment
- Jack & Jill Ensuite Shower Room
- Open Plan Kitchen, Dining/ Living area
- Private Patio
- Café and Residents' Communal Sitting Room
- Beautiful landscaped Gardens
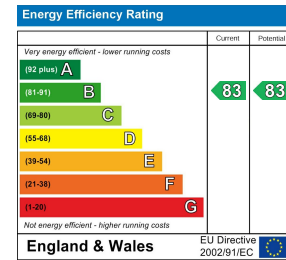- Car Park for Residents and Visitors

2   1   1   B

Floor Plan

Ground Floor
64.8 sq.m. (697 sq.ft.) approx.

Bedroom 1
5.24m x 2.96m
17'2" x 9'9"

Bedroom 2
3.81m x 2.20m
12'6" x 7'3"

Lounge/Diner
5.46m x 3.88m
17'11" x 12'9"

Shower Room
2.60m x 2.18m
8'6" x 7'2"

Kitchen
3.88m x 3.29m
12'9" x 10'9"

Produced by wideangles.co.uk
TOTAL FLOOR AREA : 64.8 sq.m. (697 sq.ft.) 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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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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