



## 1 Empress Drive

Wallingford, OX10 0FY

**75% Shared Ownership £240,000**

A well presented and maintained 2 bedroom second 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/living room area. Two good size bedrooms with a Jack-and-Jill ensuite shower room which is accessible from both the hall and master bedroom. Entrance hallway with good size storage cupboard.

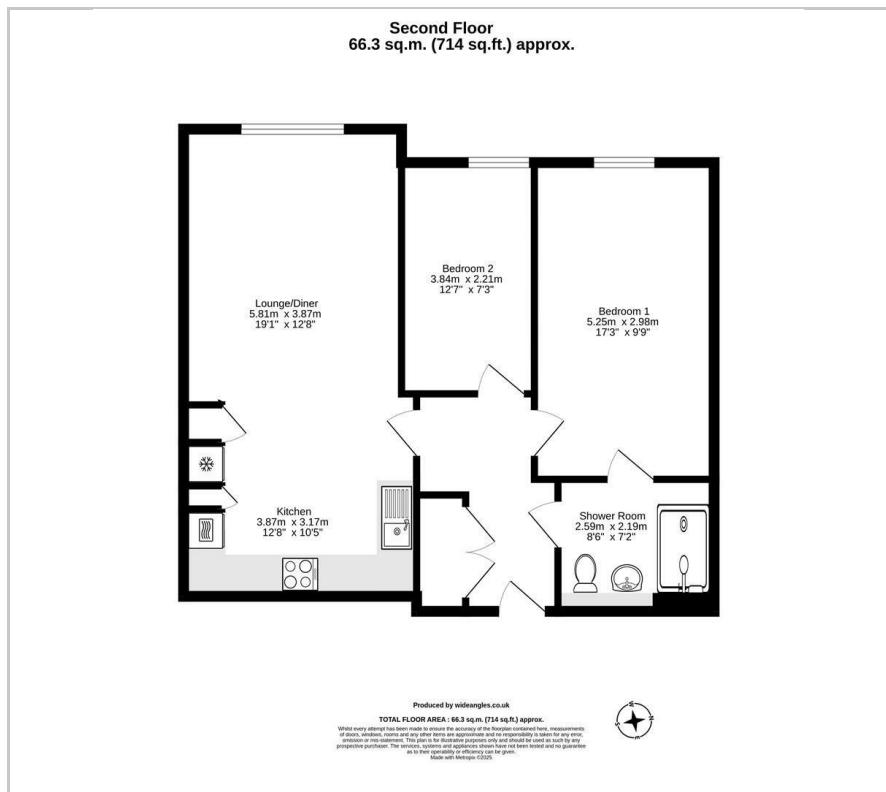
Benefits include communal wifi, café and residents' communal sitting room and hair salon. There are two car parks for residents and visitors and beautiful landscaped gardens.

Designed to provide independent living for people and with the addition 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 privacy, independence and flexibility of essential on-site care services.

- Estimated Monthly Service Charge £ 409.25
- Estimated Weekly All-Care Charge £ 45
- Two good sized bedrooms
- Second Floor Apartment
- Jack & Jill Ensuite Shower Room
- Open Plan Kitchen, Dining/ Living area
- Café and Residents' Communal Sitting Room
- Beautiful landscaped Gardens
- Car Park for Residents and Visitors



## Floor Plan



## 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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