



St John's House, St John's Road, Wallingford OX10 9AB



St Johns House, Wallingford

A spacious first floor apartment in this charming Georgian conversion. It is set just south of the town and is within easy walking distance of the shops and restaurants.

It extends to 730sq.ft. and comprises a large double bedroom with wardrobe, a bathroom, double aspect sitting room with fireplace and a separate kitchen. The property features tall Georgian windows with views out to St John's Green at the front. Approached via communal stairs and has its own parking space to the front.

Tenure – Share of Freehold

Accommodation

The property has gas central heating to radiators.

Front door to:

Entrance Hall: Cloaks cupboard and two further cupboards, radiator.

Living Room: 14'6 x 14'1 Tall Georgian sash window to the front and a sash window to the side. Fireplace with a white surround, slate hearth and inset, coal effect gas fire, radiator.





Kitchen/Breakfast Room: 10'8 x 7'2 Tall Georgian sash window overlooking gardens to the front, range of storage units with worktops and stainless steel sink. Electric ceramic hob, electric oven space for washing machine and radiator.

Archway from the entrance hallway to:

Inner Hallway: Linen and storage cupboards.

Bedroom: 14'2 x 13' the room features a tall Georgian sash window to the front, there is a built-in double wardrobe and radiator.

Bathroom: 8'7 x 8'5 Fitted with a white three-piece suite including a shower unit above the bath, tiling, radiator, sash window, cupboard housing gas boiler with storage space below.

Outside

To the Front: Steps rise to a communal first floor area of decking, the front doors is accessed from this.

Allocated parking space.

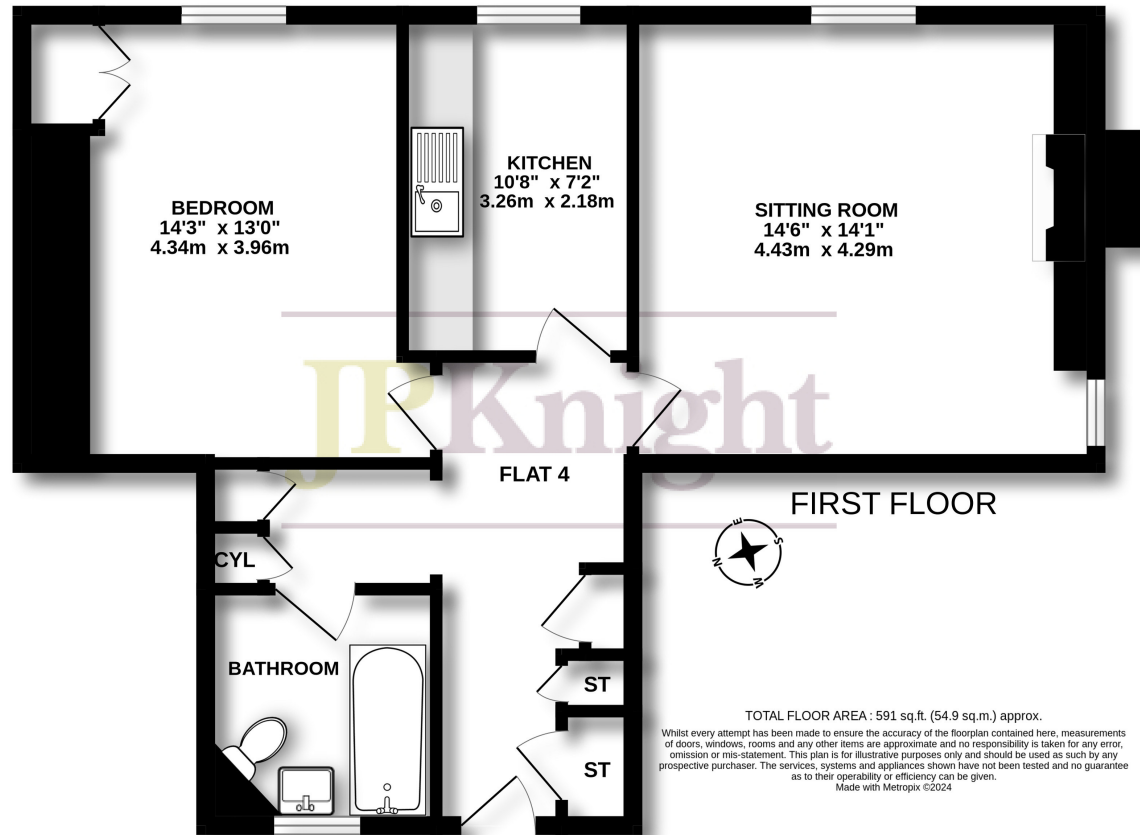


Directions

Turn left from our offices into St Martins Street, follow this into St Marys Street, straight through St Leonards Square and the next right is St Johns Road, the property is the first on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
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.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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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