



Crown House, St. Martin's Street, Wallingford OX10 0FJ



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A luxury apartment flooded with natural light set on the 2nd 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 featuring fabulous views over Wallingford and the countryside beyond.



Tenure - Leasehold

Communal entrance area with stairs and a lift to the 2nd floor. A door leads to an inner hall with –

Front Door:

Hallway: Built in doormat, downlights.
Utility Cupboard: Wood style floor, downlights, washing machine and drier included.

Sitting Room: Window and double French doors opening onto a Juliette balcony, coal effect gas fire with white mantle surround and tiled hearth, central ceiling light.





Opening leading to:

Kitchen: Wood style flooring, downlights, range of white cupboards with white worktops, sink and drainer, integral appliances including tall fridge/freezer, gas hob, extractor, double electric oven.

Bedroom 1: Window, central ceiling light fixture, range of built in double wardrobes.

Ensuite Shower Room: White 3 piece suite including low level w.c., wash hand basin with drawers under, tiled shower cubicle, chrome heater towel rail.

Bedroom 2: Window, central ceiling light fixture.

Bathroom: Beautifully fitted with a white 3-piece suite, large wall mirror, down lighters and radiator.

Outside:

Delightful communal terrace: Large expanse of paved area with well stocked borders in the centre of the development.

Parking: This apartment has one designated parking space in a covered area.



Directions:

On foot, turn left from our offices into St Martin's Street, proceed along the road and the apartments will be found on the right hand side.

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		

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.

