



St. Lucians Lane, Wallingford OX10 9ER





## St. Lucians Lane, Wallingford

An attractive cottage situated within an exclusive over 55's assisted living development, offering independent living in a lovely environment within walking distance of the river and town centre and its amenities. Set within an attractive courtyard, it has views across the communal garden. The ground floor features a charming sitting room and a small conservatory to the front: in addition, there is a separate dining room, shower room and a kitchen. The first floor has a main bedroom overlooking the courtyard, a shower room and a study/bedroom 3, whilst a further staircase leads to a 2<sup>nd</sup> floor guest suite. The Development Manager can be contacted from various points within each property in case of an emergency. For periods when the Development Manager is off duty, there is a 24-hour emergency Appello call system. The property is double-glazed with electric panel heating.



## Tenure - Freehold

Enclosed Entrance Porch: Tiled floor and glass roof.  
Hall: Electric storage heater, wood-style floor, stairs to landing with Acorn stair lift.

Sitting Room: Feature fireplace with hearth and electric 'Living flame' fire, range of attractive fitted bookshelves, under cupboard and electric storage heater.  
Sliding patio doors to:

Conservatory: Set on a brick plinth with tiled floor and glass roof, featuring attractive views of the courtyard.

Dining Room: Picture window overlooking the rear courtyard, fitted display shelving, electric storage heater and serving hatch.

Inner Hall: Wood-style floor, doors to the shower room and kitchen.







**Kitchen:** Window to the rear and casement door opening to the rear courtyard, an attractive range of storage units with worktops and stainless-steel sink. Electric hob with extractor hood, double electric oven, appliance spaces, and electric storage heater.

**Shower Room:** Fitted with a three-piece suite including a tiled shower cubicle, pedestal hand wash basin and low-level WC, part tiled walls, electric heater.

**Stairs to First Floor Landing:** Electric panel heater, airing cupboard.

**Bedroom 1:** Lovely view over the communal courtyard to the front, two fitted wardrobes, fitted bookshelf.

**Study/Bedroom 3:** Window to the rear, shelved cupboard, electric panel heater, staircase to the second floor with a cupboard and work area below.

**Shower Room:** Fitted with a white three-piece suite including shower cubicle, hand basin and low-level WC, the part tiled walls, worktop with cupboards below, electric heater and Velux window.

**Stairs to Second Floor:** Velux window.

**Bedroom 2:** Velux windows front and rear, electric panel heater, eaves cupboard.

**Ensuite Shower Room:** Fitted with a white three-piece suite including a wide tiled shower cubicle, Velux window.

**Outside:** To the front, the property is approached via a communal block-paved path fronting onto the central courtyard, which comprises an attractive communal garden.

**Parking** is available opposite the back door.

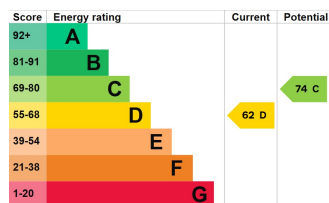
**Garage** in nearby block: 16'3 x 8'2, electric up over door, power, fitted shelving, loft storage.

**To the Rear:** There is a small paved rear courtyard partly enclosed by a wall with a wrought iron fence and gate to the road and a door to the kitchen.



#### Directions

From our offices, turn left towards Market Place, continue through St. Marys Street and through St Leonards Square, the next left is Lower Wharf and the house will be found on the on the right hand side just past the pedestrian access to St. Lucians Lane.



**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.



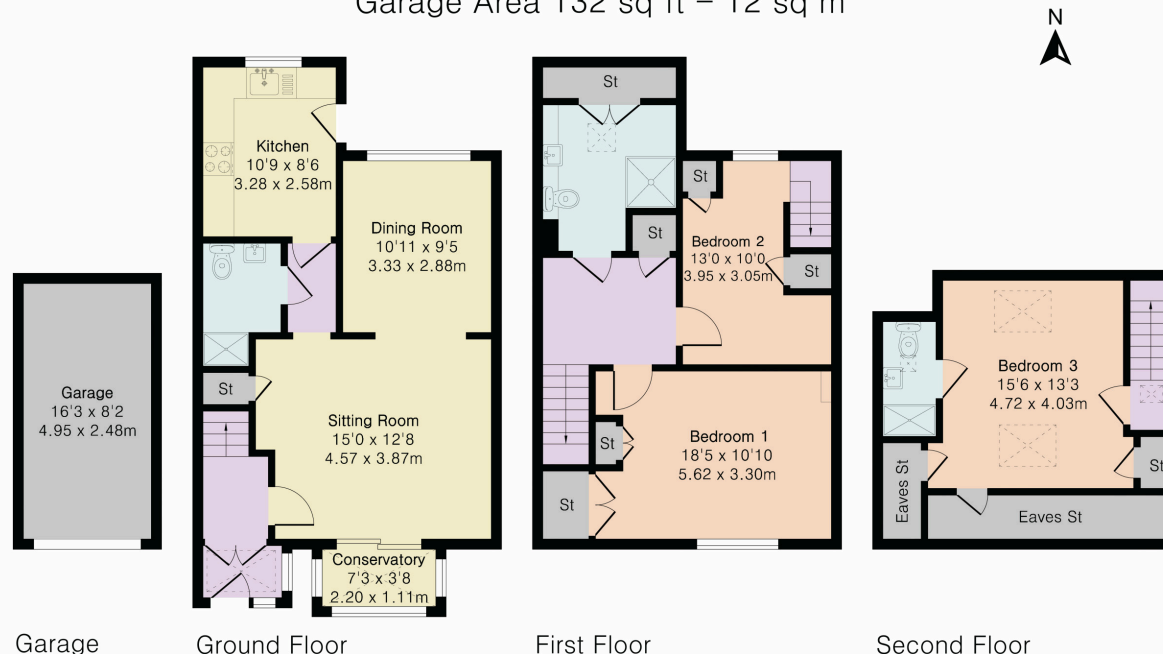
## Approximate Gross Internal Area 1255 sq ft - 117 sq m (Excluding Garage)

Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 491 sq ft – 46 sq m

Second Floor Area 223 sq ft – 21 sq m

Garage Area 132 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

