

PROPERTY AGENTS

JPKnight



11a St Johns Road, Wallingford, OX10 9AD



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CLOSED ONWARD CHAIN- This beautifully presented one-bedroom ground floor apartment offers stylish, well-appointed accommodation, complemented by a private courtyard garden, allocated parking, and a share of the freehold. The property is entered via a welcoming entrance hall featuring bespoke oak and painted boot room storage cupboards finished in Farrow & Ball Pitch Black, complete with LED strip lighting, coat hooks and an integrated oak bench. A further storage cupboard provides practical space for utilities, Wi-Fi connections and the controls for the property's zoned Polypipe water underfloor heating system, which serves every room.



Tenure – Share of Freehold

Sitting room: 14'11 x 13'1. The spacious dual-aspect sitting room is flooded with natural light and enjoys French doors opening directly onto the private courtyard garden. A cream marble fireplace with electric fire provides an attractive focal point, complemented by decorative wall panelling, plantation shutters and TV, telephone and Wi-Fi points.

Kitchen: 10'8 x 7'7 The separate fitted kitchen is well equipped with a range of units incorporating integrated AEG and Hotpoint appliances, including a fridge freezer, oven, ceramic hob and washer/dryer. The concealed boiler maintains the clean lines of the room, while dual-aspect windows with fitted shutters provide excellent natural light. Engineered oak flooring continues throughout.





Double bedroom 10'9 x 9'7 This generous room benefits from a fitted beech and mirrored wardrobe offering ample hanging and storage space, together with a double-glazed window fitted with shutters.

The contemporary shower room features a walk-in shower with an Aqualisa shower, heated towel rail, mirrored cabinet, engineered oak flooring and a combination of wall lighting and recessed ceiling spotlights.

Outside, the attractive paved courtyard garden provides a private space for relaxing or entertaining, enhanced by a mature wisteria, a useful external storage cupboard and side gate access. To the front, the property is approached via a covered porch with PIR lighting, with gravelled frontage and railings. An allocated parking space is situated adjacent to the property, together with additional visitor parking.

Further benefits include double glazing throughout, individually controlled water underfloor heating, a 999-year lease from 2011, share of freehold, and no ground rent or service charge, making this an exceptionally appealing home for owner-occupiers and investors alike.

The property is located less than 0.5 miles from Wallingford market square which features: Waitrose, a range of cafes and restaurants, gym, Riverside walks, Friday morning market and much more. There is also fantastic public transport to Oxford, Henley and Reading.



Directions

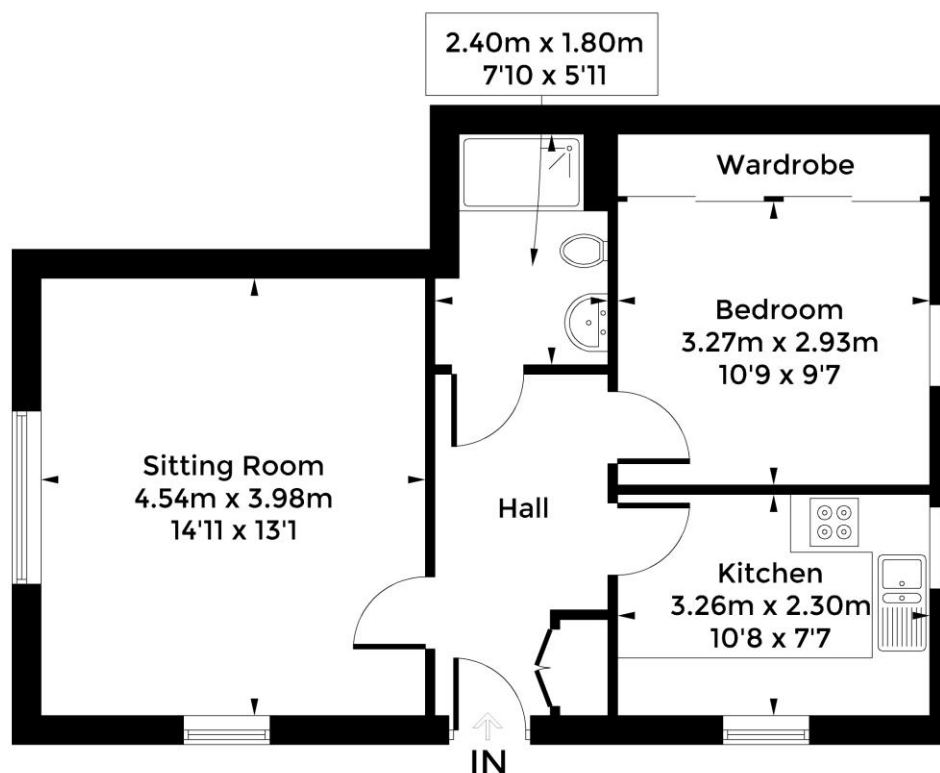
Head south on St Martin's Street towards
Market Place

Turn right onto St Mary's Street

Turn right onto St John's Road

Arrive at 11A St John's Road

Approximate Gross Internal Area = 49.26 sq m / 530 sq ft



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.



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