



Crown House, St. Martins Street, Wallingford, OX10 0FJ



Crown House, Wallingford

This stunning luxury two-bedroom second floor apartment, exclusively designed for the over-55s. The property offers an exceptional blend of space, style and comfort, perfect for modern living. This purpose-built development benefits from lift access, secure private parking, and sunny balcony.

A welcoming hallway greets you on entry, thoughtfully designed with ample built-in storage. The beautifully presented family bathroom features contemporary fittings. At the heart of the home lies a spacious and inviting family room complemented by a striking coal effect fireplace. Double doors open out onto a private balcony. The property further benefits from a dining area that flows seamlessly into a well appointed kitchen with integral appliances. Boasting two generously sized double bedrooms, the property includes a luxurious principal bedroom complete with a sleek ensuite shower room, providing both privacy and convenience.

It is ideally located in the heart of Wallingford and is within easy walking distance of the town's shops, cafés, restaurants, cinema, and popular riverside Thames walks, as well as excellent public transport links.



Tenure - Leasehold

Accommodation:

The service charges are £4,411.78 per annum.

Reception Hall: Brilliantly lit with natural light and down lights.

A door leads through the hallway on the second floor, where there is access by both a lift and stairs to the upper floors. An additional door leads through to the covered parking area.

First floor leads to a Courtyard.

The apartment is on the second floor. Door into a communal hall, the apartment door is the first door on the left.





Bathroom: Bath with shower unit and screen above, Villeroy & Boch sink and hand basin with worktop, wall mirror, wood-style floor, radiator, down lighters

Family Room: Doors leading to a storage cupboard, downlighters. Double doors leading to:

Utility Cupboard: Housing for a washing machine and tumble drier.

Living Room: Double doors looking out onto the courtyard, feature fireplace with coal effect electric fire, with hearth and surround, additional elegance added by a cornice, Dining area.

Kitchen: Featuring a range of quality units with quartz work tops and integrated appliances include a gas hob with back plate and extractor hood, double electric oven and microwave, fridge freezer, dishwasher. Wood-style floor, space for a table and chairs. It features three levels of lighting, including downlights.

Bedroom 1: Two double fitted wardrobes, double doors with Juliet balcony, door to the hallway, door leading to:

Ensuite Shower Room: Beautifully fitted with a large shower cubicle, Villeroy & Boch sink and WC, fitted cupboards with a display worktop, wood-style floor downlights and radiator.

Bedroom 2: Double and single wardrobes, double doors and a Juliet balcony.

Outside:
Private balcony overlooking the Courtyard.

Allocated parking in a secure garage with electric doors, pedestrian access to Goldsmiths Lane car park.

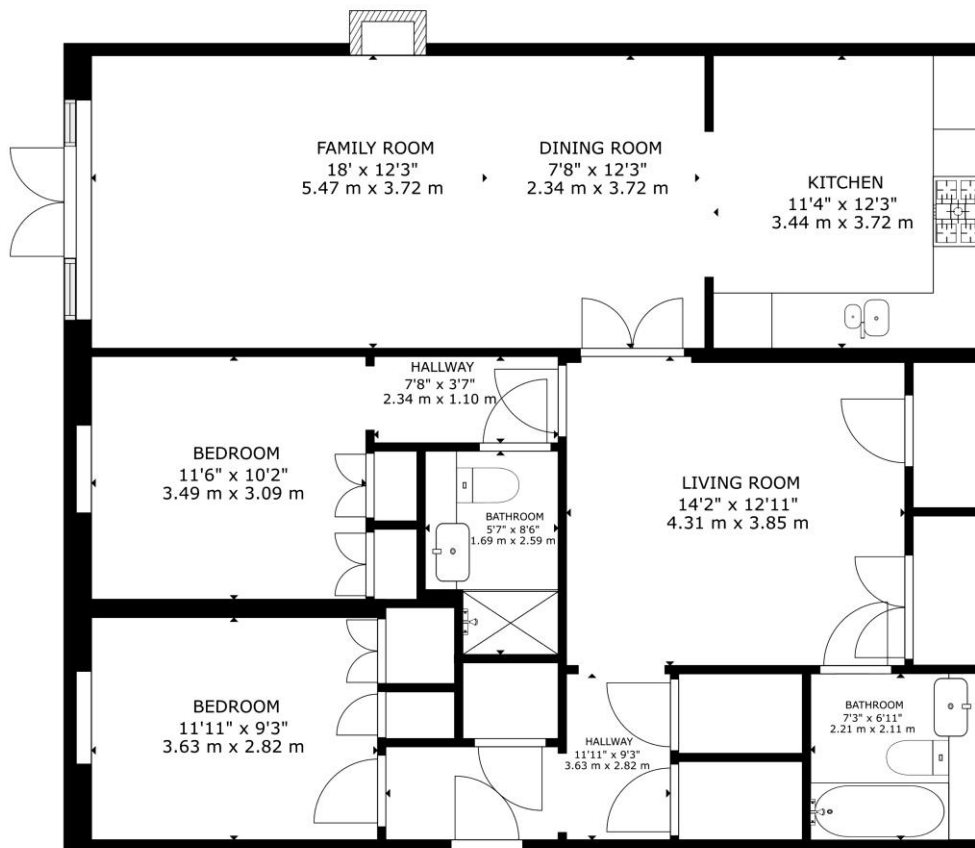


Directions

Turn left from our offices into St Martin's, walking along the road, the entrance to the block is on the right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 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.



GROSS INTERNAL AREA
 FLOOR 1: 1236 sq ft, 114.81 m²
 TOTAL: 1236 sq ft, 114.81 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.