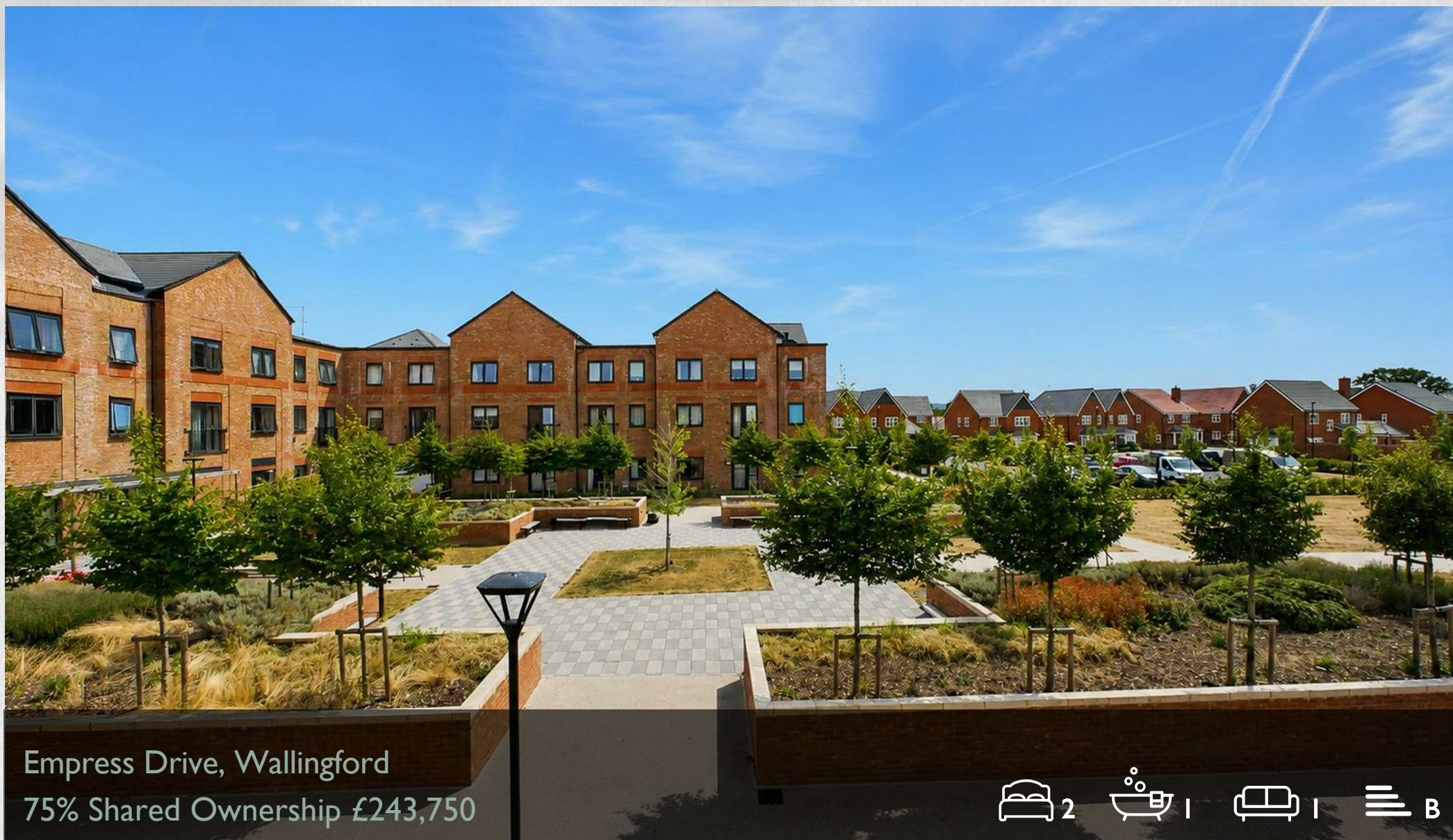


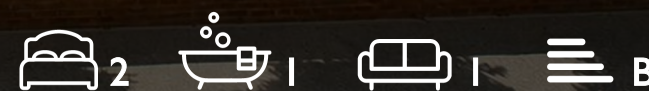
WE VALUE



YOUR HOME



Empress Drive, Wallingford
75% Shared Ownership £243,750



An immaculately presented two bedroom first floor apartment located within Frances Curtis Court, an attractive Independent Living Scheme for the over 55's.

Recently redecorated throughout with new Karndean flooring, the apartment has been thoughtfully updated by the current owner and offers well-appointed accommodation comprising entrance hall with storage cupboard, modern open plan kitchen/living room with high-quality integrated appliances and a Juliet balcony overlooking the landscaped communal gardens. There are two bedrooms, with the principal bedroom benefiting from two newly fitted wardrobes, while the second bedroom is currently arranged as a dining room. A Jack-and-Jill ensuite shower room is accessible from both the hallway and principal bedroom.

Frances Curtis Court provides independent living for residents over 55, with support available if required, and benefits from excellent communal facilities including a café, residents' lounge, hair salon, hobby/function rooms, guest suite and communal Wi-Fi.

What The Owner Says...

"Spacious apartments with excellent facilities. Your home is personal and self-contained, while the communal activities and facilities provide opportunities to socialise if you wish. There is plenty of outside space to enjoy, along with an air-conditioned residents' lounge."





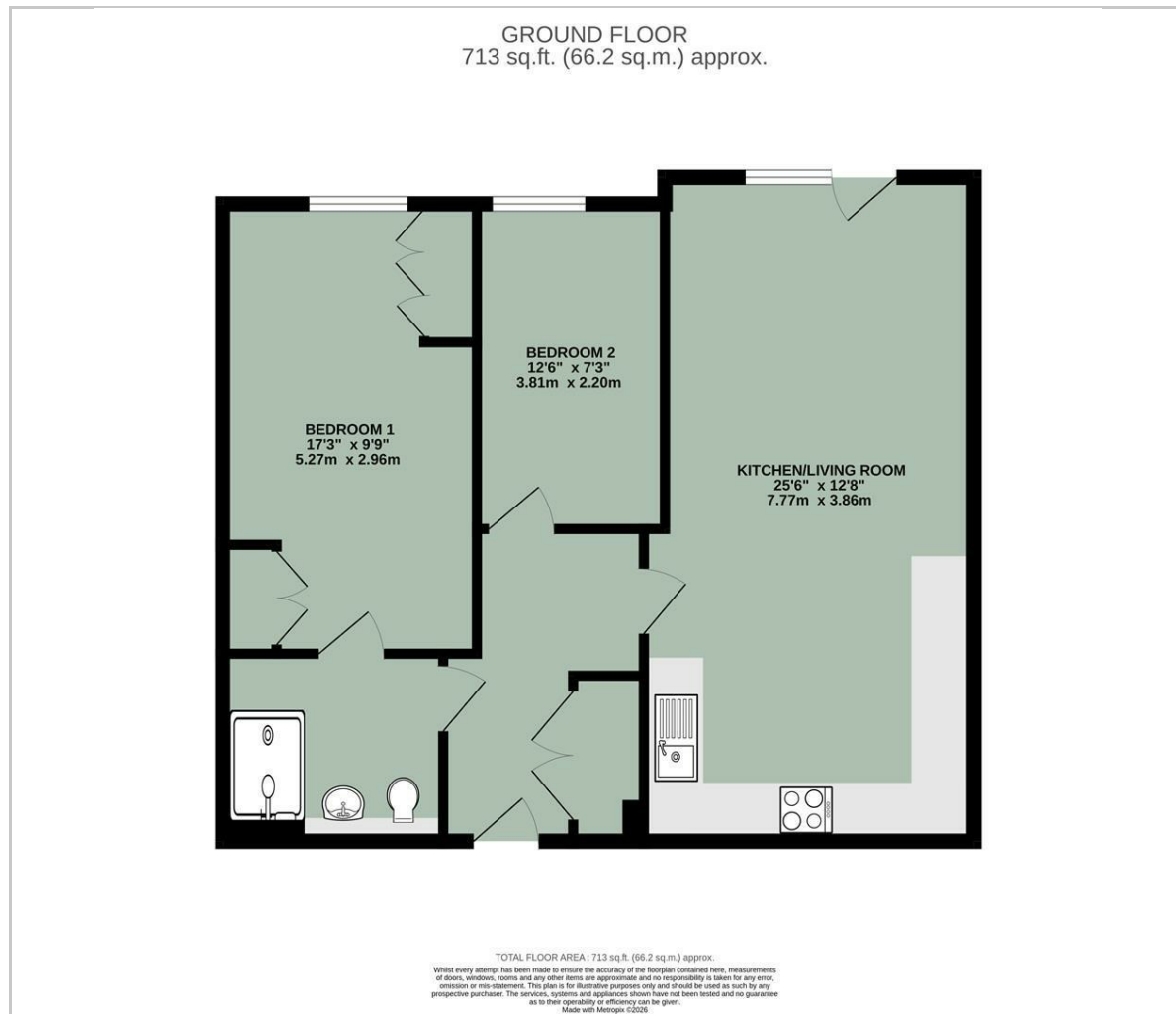
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS KITCHEN/LIVING ROOM WITH HIGH-END INTEGRATED APPLIANCES
- TWO BEDROOM APARTMENT - NEWLY FITTED WARDROBES TO BEDROOM ONE
- NEW KARNDEN FLOORING LAID THROUGHOUT
- SHARE AVAILABLE 75%
- NO MONTHLY RENT
- CURRENT MONTHLY SERVICE CHARGE: £405.51
- ESTIMATED WEEKLY ALL-CARE CHARGE: £45



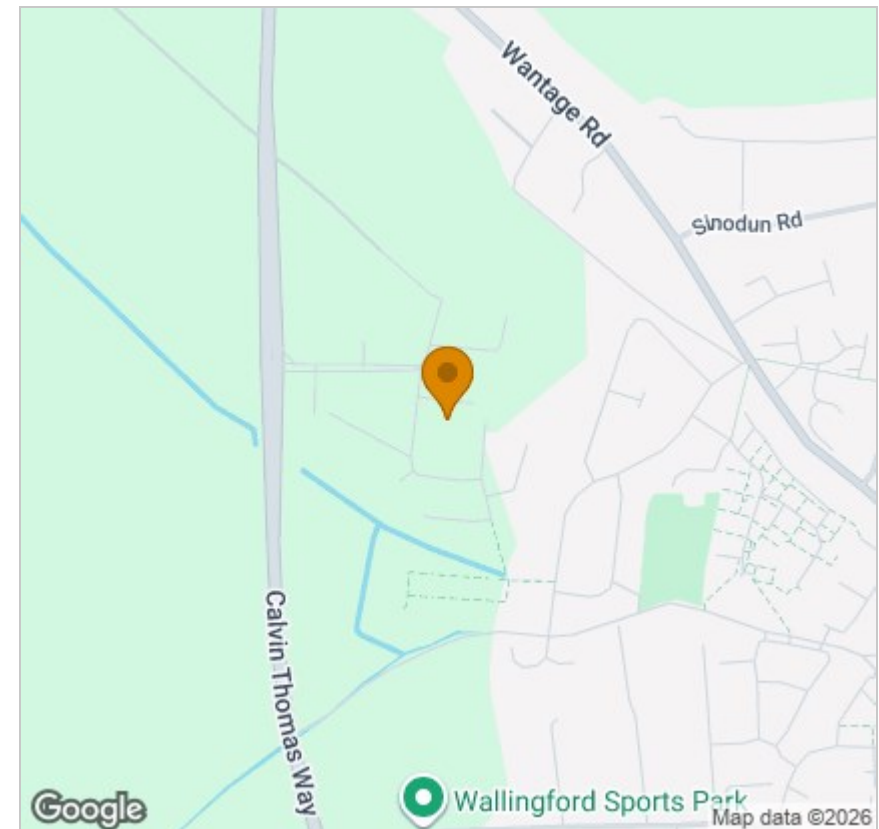
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk