



Empress Drive, Wallingford, OX10 0FY
£240,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS

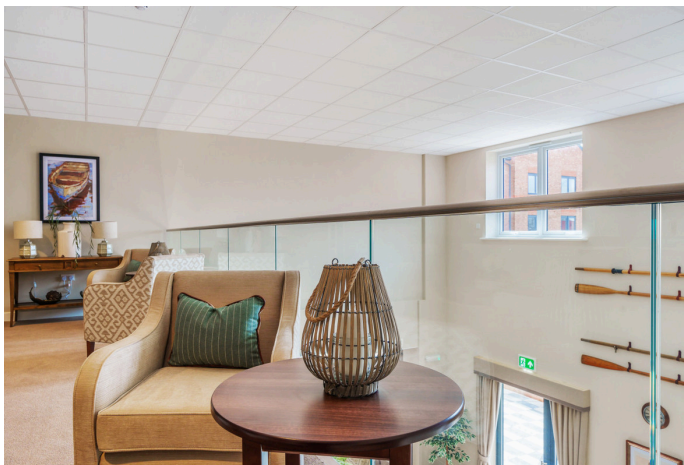




The Property

Plot 54 is a first floor two bedroom apartment advertised at 75% of the full market value with no rent to pay on the remaining share. The apartment offers a wide entrance hallway storage cupboard two bedrooms stylish wet room and a good sized open plan living/kitchen & dining area with Juliet balcony. The advertised price is for the % shown however all apartments are available to purchase with a 25% - 75% share with the purchase price and rent adjusting accordingly.

All of the apartments are fitted with built in appliances including a induction hob electric oven with side opening door wash dryer and full sized fridge/freezer. They also have gas central heating their own internet/phone points and the wet rooms are fully tiled with a neutral modern theme.





Key Features

- Carpeted, floored and fully fitted ready to move in
- Stunning communal gardens with summerhouses
- Communal Lounge with Canteen
- Separate function/hobby rooms
- Bike/Scooter store with power
- On-Site Hairdressing and Beauty Salon
- On-Site daily house manager
- Guest Suites available for visiting friends/family
- 30 unallocated free parking spaces
- Lifts to all floors



The Location

More about Frances Curtis Court

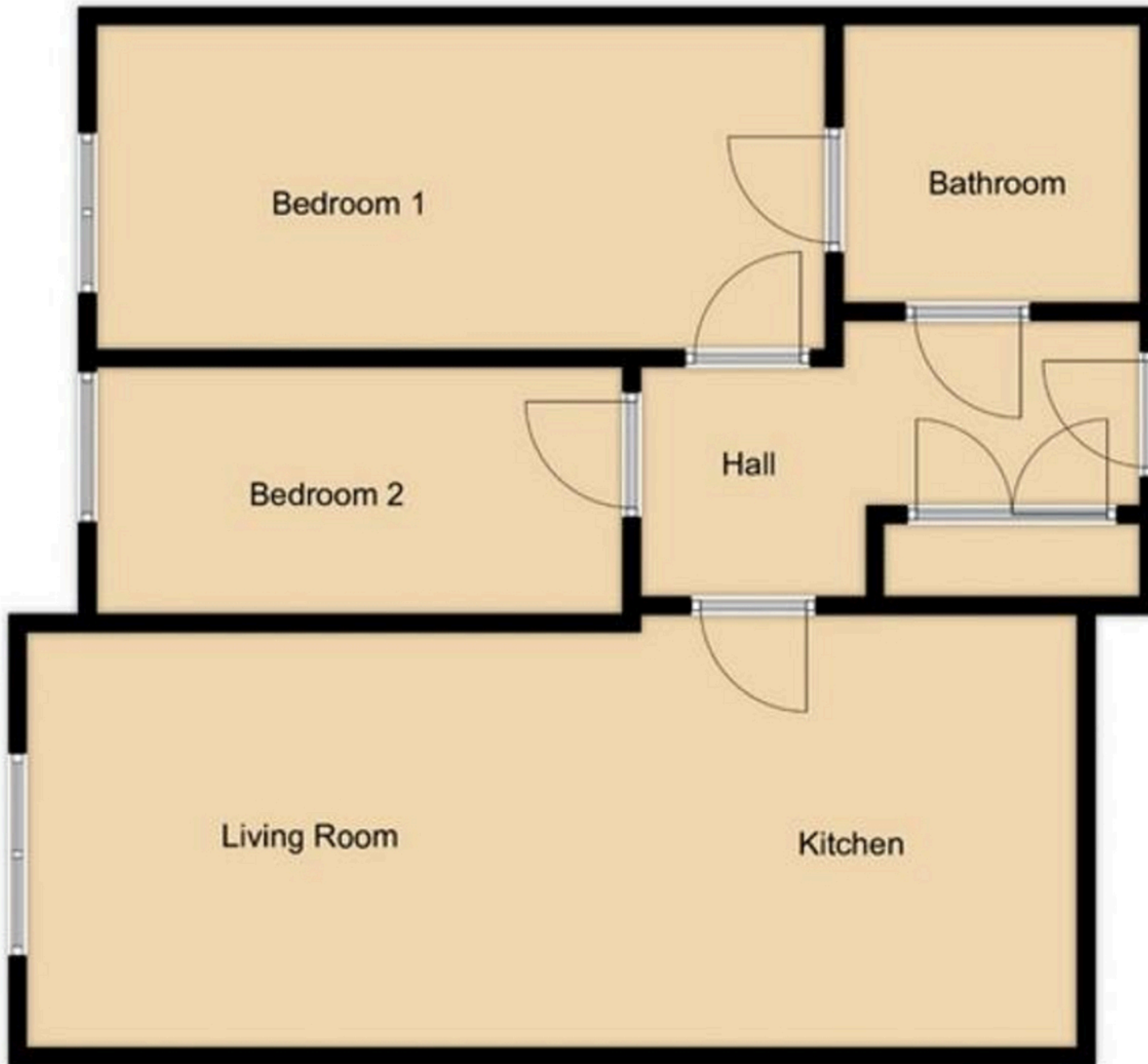
The apartments are designed for the over 55s and offer secure modern and low maintenance One & Two bedroom homes and are purchased on a shared ownership basis with purchase options ranging from 25% - 75% of the full market value available. At the 75% purchase option there is no rent to pay on the remaining share.

Residents can enjoy the stunning communal gardens and on-site facilities including a hairdressing & beauty salon communal lounge with canteen and separate hobby/function rooms to socialise with friends family & fellow residents. You'll also benefit from the daily access to the on-site manager who is there to support you and make sure everything is running smoothly. There is also free communal parking available and WiFi in the shared areas.

Cleaning of the communal areas; hallways external building maintenance gardening window cleaning plus building insurance are all included in your monthly charges. There are also guest suites available charged at a low nightly rate for friends and family that need to visit. There is also a weekly charge of £45 for a domiciliary care service that offers support for people who have low needs as well as those who have mobility or health problems. This also includes a 24/7 emergency alert system.

••Purchasers must also meet other criteria so get in touch to find out more.





Plot 54 (Apt 69)

68.4 sq. m

This floorplan is for illustrative purposes only and is not to scale. The position of windows.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS