



Windsor Drive, Wallingford OX10 9GG



Windsor Drive, Wallingford

Set at the end of a small cul-de-sac on this sought after development, a beautifully presented first floor apartment with its own front door with stairs rising to the hallway.

The accommodation comprises a main bedroom with en suite shower room and a 2nd bedroom with range of wardrobes and a family bathroom: there is a 15' living room and separate kitchen.

There is a communal garden to the rear, enclosed bin store and allocated parking space to the front.

This quiet setting has the town centre in just over a half mile walk.

Tenure - Leasehold

Accommodation

The property is double glazed with gas central heating to radiators.

Front door with fan lights to:

Ground floor entrance, tiled floor, cupboard and electric panel heater.

Stairs rise to the first floor.

Hallway: Radiator, loft access.

Living Room: 15'2 x 11'9 Double glazed window overlooking the communal garden to the rear, radiator, egg and dart cornice.





Kitchen: 10'2 x 7'7 Window to the front, range of cupboards with worktops and a stainless steel sink. Electric hob, extractor hood, electric oven, fridge/freezer and washing machine. Tiled floor, radiator, down lighters and gas boiler.

Bedroom 1: 12'4 x 10'2 Window to the front, deep double wardrobe and radiator.

Ensuite Shower Room: Fitted with a wide tiled shower cubicle, hand basin and low level wc. Tiling, radiator, down lighters and window.

Bedroom 2: 11'9 x 7'7 Window to the rear, radiator, full width range of fitted wardrobes.

Bathroom: 8'6 x 6' Fitted with a white three-piece suite, part tiled walls and tiled floor, radiator, window, down lighters.

Outside

To the Front: Block paved with tarmac parking spaces, the property has one allocated space

Communal Bin Store.

Communal Rear Garden: Laid to lawn with an established bank of shrubs to the border and opening to the adjacent green.



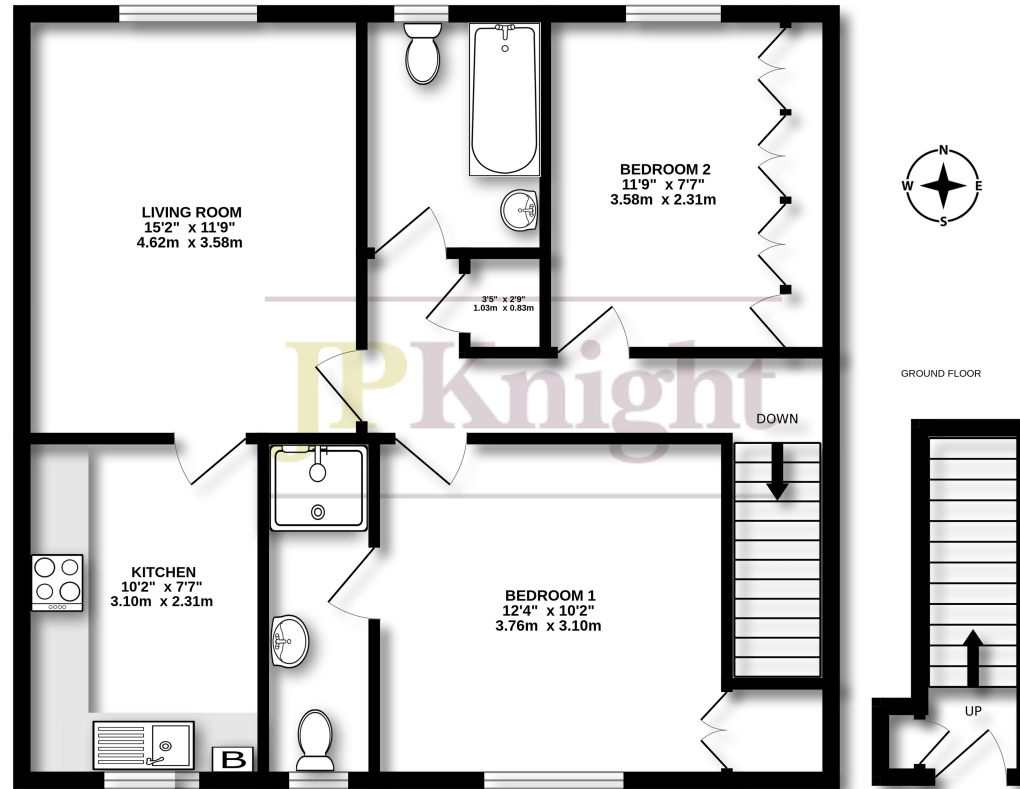
Directions: Turn left from our offices into St Martin's Street, through the square into St Mary's St, past St Leonard's Square then next right into St Johns Road, follow this across the mini roundabout and take the 2nd left into Sovereign Place. Turn first left into Windsor Drive, and then at the T-junction turn left, the property will be found straight ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 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.



FIRST FLOOR



TOTAL FLOOR AREA: 731sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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