



18 Lower Wharf, Wallingford, OX10 9AA





## 18 Lower Wharf, Wallingford

A well presented two bedroom house situated on this sought after 'assisted living' development for the over 55's. Just south of the town centre this attractive development is just moments from the River Thames and within walking distance of the shops and amenities.

There are two double bedrooms and large shower room on the first floor whilst the ground floor has a modern kitchen with conservatory-breakfast room and 16' living room with a separate dining room/ground floor bedroom and shower room.

Outside there is a garage in a block opposite and a secluded, south facing courtyard garden. There is a Development Manager on site to oversee the site, for periods when the Development Manager is off duty there is a 24-hour emergency Appello call system.



## Tenure - Freehold

Entrance Hall: Stairs to landing (with stairlift), window to the front and transom light above the door, electric panel heater, cloaks cupboard.

Sitting Room: French doors and a separate window to the Terrace, electric panel heater, display shelving and under stair cupboard.

Dining Room/Downstairs Bedroom: Feature bay window to the front with display shelf, two electric panel heaters and twin doors to the Sitting Room.

Kitchen: Attractive range of storage units with worktops and stainless steel sink. Integrated electric ceramic hob, glass back plate, extractor hood, double electric oven, fridge freezer and dishwasher with space for washing machine, wood style floor, electric radiator. Open way to:







Conservatory/Breakfast Room: Double glazed windows set on a brick plinth with casement door to the terrace, electric panel heater.

Shower Room: Fitted with a white three-piece suite, window, electric radiator and down lighter.

Stairs to Landing: Display area with Velux window.

Bedroom 1: Double glazed window to the front, Velux window to rear, built-in worktop with cupboards below, electric panel heater, feature beams and built in wardrobe.

Bedroom 2: Window to the front, electric panel heater, wardrobe. Loft access.

Shower Room: Fitted with a white three-piece suite including a large shower cubicle, part tiled walls, window, electric radiator. Airing cupboard.

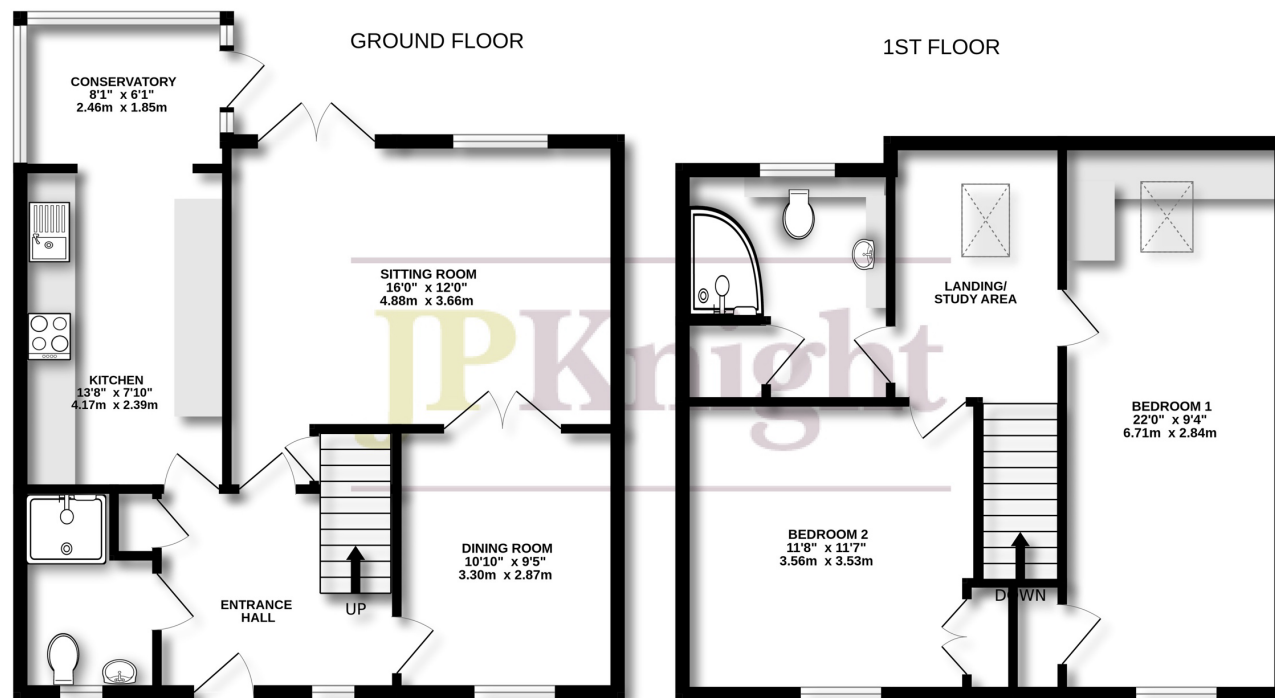
Outside

Garage: 16'8 x 8'2 Set in a block opposite with electric up over door, loft storage space, light and power.

Rear Garden: Paved terrace with a raised walled flower border and established hedge across the rear with a shared access to the front.



Directions: From our offices, turn left towards Market Place, continue through St. Marys Street and follow through St Leonards Square, the next left is Lower Wharf and the house will be found on the right.



**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.

TOTAL FLOOR AREA : 1119sq.ft. (104.0 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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