



37 Frances Curtis Court, 1 Empress Drive, Wallingford, OX10 0FY 75% Shared Ownership £243,750

An extremely well presented and well maintained 2 bedroom first floor apartment located at Frances Curtis Court, an attractive, Independent Living Scheme for the over 55's on the outskirts of Wallingford.

The apartment has recently been redecorated and new Karndean flooring laid throughout. In the master bedroom, one triple wardrobe and one double cupboard with shelves have been built and fitted to a high standard, highlighting the care and attention to detail by the current owner.

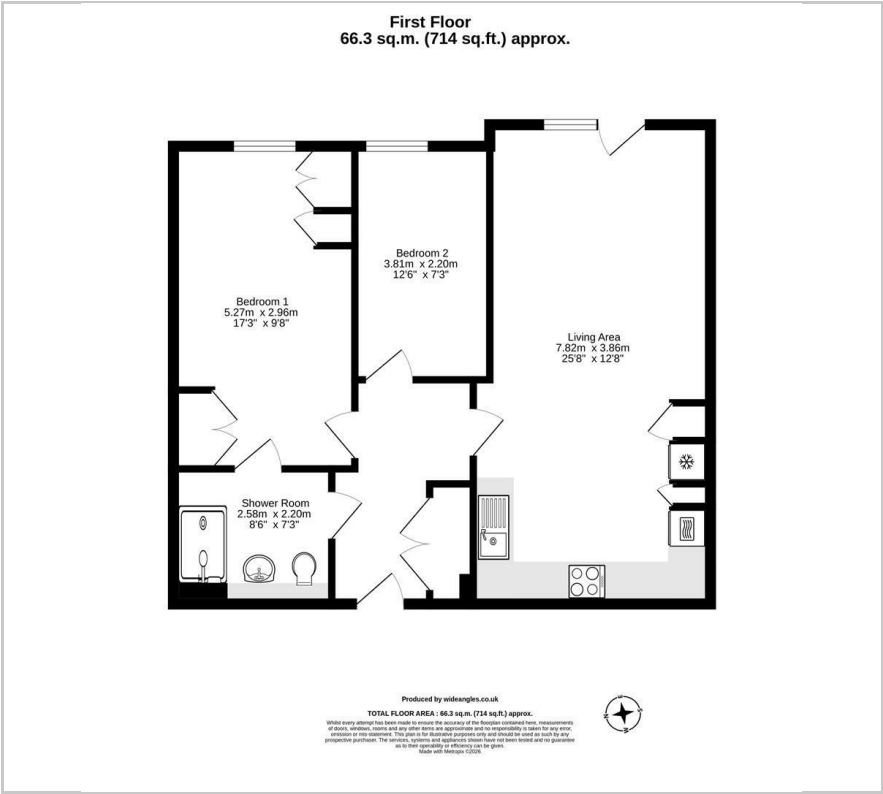
The apartment offers modern style open plan kitchen, dining and living space. The kitchen is generously fitted with a wide range of drawers, wall and base cupboards also included induction hob, integrated oven, extractor hood, fridge/freezer, dishwasher and washer/dryer. Also kitchen sink, kitchen tap and worktops have been replaced (All in white). There is a Jack-and-Jill ensuite shower room which is accessible from both the hall and master bedroom. Wide entrance hall with good size storage cupboard. Both the master and second bedrooms have views overlooking the lovely, established, landscaped gardens with it's pleached trees and raised shrub and flower borders. The second bedroom is currently used as a dining room.

This scheme is designed to provide independent living for people over 55, with the addition of some extra domiciliary support if required, this is not a care home but offers support for people who have low needs, as well as those who have mobility or health problems. Domiciliary care staff are on duty day and night. Living here offers privacy, independence and flexibility of essential on-site care services and also, communal wifi, café and resident's communal sitting room, hair salon, separate hobby/function rooms, guest suite, communal vegetable garden and two car parks for residents and visitors.

- Full Market Price £ 325,000.
- Share Available 75%.
- No Monthly Rent.
- Current Monthly Service Charge £ 405.51.
- Lease Term Remaining 122 Years.
- An Extremely Well Presented And Maintained 2 Bedroom First Floor Apartment.
- Council Tax Band C.
- EPC Rating B.
- Estimated Weekly All-Care Charge £ 45
- Weekly 24/7 emergency call alert All-Care staff charge £ 45.00.



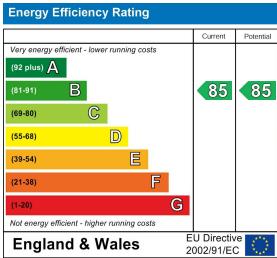
Floor Plan



Area Map



Energy Efficiency Graph



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.