



22 Orchard Walk, Watlington,
Oxfordshire, OX49 5RD

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

A pleasant and spacious mid terrace retirement house in a popular development for the over 55's. The accommodation comprises kitchen, lounge with dining area, downstairs cloakroom, two bedrooms, shower room, private garden and parking.

ACCOMMODATION - GROUND FLOOR:

Part-glazed timber front door with courtesy light into :

HALLWAY:

Ceiling light point, electric storage heater, door to lounge area and door to:

CLOAKROOM:

Close coupled wc, wall mounted hand wash basin, ceiling light point and obscured glass window to the side.

KITCHEN: 3.28m (10'9") x 3.1m (10'2")

Fitted with a range of matching base and wall units housing cupboards and drawers with roll top work surfaces, ceramic tiled splash backs, inset stainless steel sink unit with drainer and mixer tap, inset 4 ring electric hob with electric double oven below and extractor hood over, washing machine, fridge, freezer, power points, ceiling spot light track, linoleum flooring, double glazed window to the front overlooking communal gardens and open plan to the:

SITTING ROOM: 3.2m (10'6") x 6.44m (21'2")

A good size room with plenty of space for relaxing and dining, wall mounted electric storage heaters, ceiling light points, power points, television aerial point, telephone point, stairs rising to first floor with storage cupboard below and double glazed French doors opening onto the rear private garden.

FIRST FLOOR - LANDING:

Ceiling light point, power point, wall mounted electric storage heater, hatch to loft space, doors to both bedrooms and bathroom.

BEDROOM ONE: 3.28m (10'9") x 3.35m (11'0")

A bright double bedroom with a double fitted mirror fronted wardrobe, ceiling light point, power points, wall mounted electric heater and double glazed window to the rear overlooking the tennis courts.



BEDROOM TWO: 3.28m (10'9") x 2.3m (7'7")

Another good sized bedroom with a double fitted mirror fronted wardrobe, ceiling light point, power points, wall mounted electric heater and large double glazed Velux window to the front of the property.

SHOWER ROOM:

Smartly fitted with a matching suite comprising large walk in shower cubicle, pedestal hand wash basin and close couple WC, ceramic tiled walls, ceiling spot light nest, heated towel radiator, electric heater point and door to airing cupboard housing hot water tank and slatted shelves.

OUTSIDE - REAR GARDEN:

Fully paved for easy maintenance, small shed and gate to alleyway behind property.

COMMUNAL GARDENS:

Attractive and extensive, well maintained landscaped gardens for all the residents to enjoy with benches and illuminated pathways.

PARKING ARRANGEMENT:

There is ample parking in the development car park for both residents and their visitors.

SERVICES:

Mains water, drainage and electricity. Electric storage heating. Telecom subject to regulations. 93 years lease remaining. Service Charge £1673 pa. Ground Rent £94.24 pa

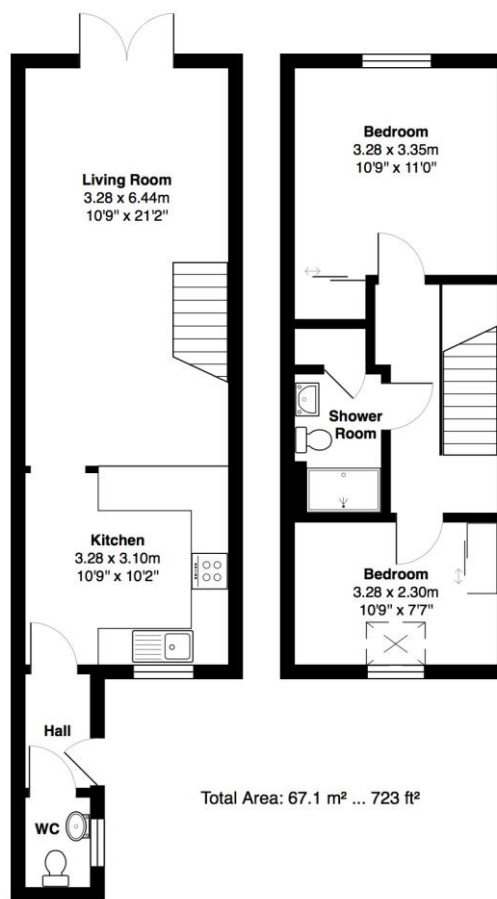
EPC RATING:

63 -D



VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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