

Flat 3 Couching House |  
41 Couching Street | Watlington

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



To Let: Price £1,100 pcm

A modern apartment in a recently converted building in the centre of Watlington. Accommodation includes two bedrooms, large open plan reception room and gated parking. EPC: C. Unfurnished and available 1<sup>st</sup> June 2021.

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## Flat 3 Couching House, 41 Couching Street, Oxon, Watlington, Oxfordshire, OX49 5PX

Watlington is an attractive and busy small town, set in the Chiltern Hills, with a long history going back to the Domesday book and beyond. There is a range of local shops including a butcher, delicatessen and bakery, plus a local supermarket and a pharmacy. There is a local Primary School and children's daycare nursery, and also Icknield Community College. There are local sports facilities including football, cricket, tennis, squash and bowls. The Chiltern Hills are nearby, providing a wide range of access to local footpaths and nature reserves, plus views over fine landscapes. The M40 provides easy access to London, with the Oxford tube service from nearby Lewknor.

Couching House is a recently converted building, set right in the heart of the market town of Watlington. The property is presented in a modern style, with spacious accommodation. There is a large open plan living / dining room, with a kitchen area to one side. There are two double bedrooms and a bathroom. The property shares access to the Courtyard with one other apartment, and also has one parking space in a gated courtyard. There is also a secure storage unit for the sole use of the occupant.

### ENTRANCE LOBBY

Main entrance door into communal hallway, with entryphone, stairs to upper floors.

### FRONT DOOR

Front door into entrance lobby, access through into main reception room.

### LIVING / DINING ROOM 6.02m (19'9") x 4.02m (13'2")

Large, open plan living / dining room with door to external courtyard.

Smartly fitted kitchen area with fitted cabinets, granite style worktop and sink with mixer tap. Integrated appliances including hob, oven, full length fridge / freezer and dishwasher.

### HALLWAY

### UTILITY CUPBOARD

Contains hot water cylinder, electric boiler and Bosch washing machine.

### BEDROOM ONE 4.01m (13'2") x 3.07m (10'1")

Spacious double bedroom with fitted carpet and radiator. door onto courtyard. Currently used as a sitting room.

### BEDROOM TWO 2.75m (9'0") x 2.5m (8'2")

Double bedroom with fitted carpet and radiator.

### BATHROOM

Modern bathroom with white suite comprising bath with shower over and glass screen, basin and wc, tiling to floor and walls, heated towel rail.

### COURTYARD

Access to the Courtyard, shared with Flat 1A. This provides quiet outside space, for the enjoyment of the occupant.

### SERVICES

Services: Mains, Electricity, Water and Mains drainage  
Broadband: BT indicates up to 250 mbps available (not checked or warranted)  
Local Authority: South Oxfordshire District Council  
Council Tax Band: B £1,596.64 pa 2020 / 2021  
EPC Rating: C76.

### VIEWINGS

Viewings strictly by appointment: 01492 522800 / henley@griffithandpartners.co.uk

### AVAILABILITY

Available from 1st June 2021

Unfurnished, with some white goods provided

Assured Shorthold Tenancy for a minimum of twelve months.

Sorry, not suitable for: children, smokers or pets

### TERMS AND CONDITIONS

Management Status: The Landlord manages the property

Rent: payable per calendar month in advance. In addition the tenant shall be responsible for all Council Tax, Utility and Telephone / Broadband costs, including private drainage where applicable

Pets: Where a Landlord grants consent for a pet to be kept at the property, the Landlord may ask for a higher rent to be paid to reflect the additional wear and tear of a pet being kept at the property.

Security deposit payable: Five weeks rent where the rent is up to £50,000 pa, Therefore: £1,269.00 based on a rental amount of £1,100.00 pcm

Holding deposit: A holding deposit of one week's rent will be requested to secure the property following acceptance of an offer.

Holding deposit: £253.00 based on a rental amount of £1,100.00 pcm

## **COSTS AND CHARGES**

The tenant may be asked to pay the following costs:

**Alterations to the Agreement:** Where tenant/s request a change to the terms of the tenancy agreement after the Agreement has been signed, a fee of up to £50.00 including VAT may be charged for each alteration requested.

**Early surrender:** Where tenant/s request an early surrender of the tenancy or a change of joint tenant, consent may be granted subject to conditions, and the outgoing tenant will be required to pay agents fees and reletting costs.

**Rental payments:** Where the tenant is in default of rent payments, a reasonable default charge may be made, based on the reasonable costs incurred in recovering the unpaid rent. Interest may be charged at a maximum of 3.0% above Bank of England base rate.

**Default fees:** Loss of keys or security devices. The tenant will be asked to pay for replacement keys, locks or security devices where they are lost, damaged or broken by the tenant.

## **CLIENT MONEY PROTECTION**

We are members of the Propertymark Client Money Protection Scheme. For more information: <https://www.propertymark.co.uk/working-in-the-industry/member-requirements/client-money-protection.aspx>

**Deposit Protection:**

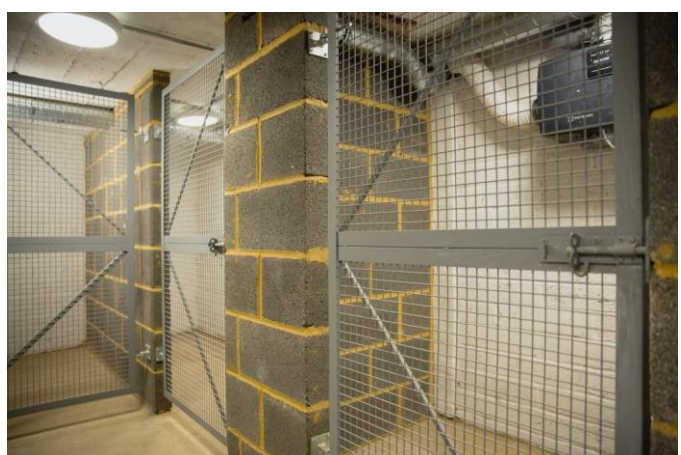
We are members of the Tenancy Deposit Scheme Insured approved scheme for the protection of Tenant's deposits. For more information: <https://www.tenancydepositscheme.com/>

**Redress Scheme:** We are members of The Property Ombudsman Redress Scheme.

For more information: <https://www.tpos.co.uk/>

## **Lettings Disclaimer**

**Important note:** These particulars do not form any part of offer or contract. They are for guidance only and have been prepared in good faith to give a fair overall view of the property. Our descriptions are opinions only, not statements of fact and applicants should satisfy themselves whether or not such descriptions match any expectations they have of the property. Please ask for further information or verification of points relevant to your interest. All measurements, distances and aspects are given as a guide only and are approximate. If such details are fundamental to the letting, applicants must rely on their own enquiries as they must where any reference is made to potential uses. At the time of preparing these particulars no specific tests were made and tenants should satisfy themselves that the property and any services, appliances, equipment of facilities are in good working order. It should not be assumed that the property remains as displayed in the photographs, nor should an assumption be made with regard to the parts of the property that have not been photographed. The photograph/s depict only certain parts of the property and it should not be assumed that any of the furniture, furnishings or personal items are included in the letting.



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