



52a Couching Street,
Watlington, Oxfordshire, OX49 5PU

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



DESCRIPTION

A spacious first floor apartment in the centre of the pretty market town of Wallington, with one double bedroom. This character property retains many original features with high ceilings and exposed beams yet has been sympathetically modernised. EPC: E..

ENTRANCE

Main front door into entrance hall with post boxes and cupboard with meters.
Stairs to first floor.

HALLWAY

Front door into hallway. Fitted carpet, consumer fuse boards, high energy efficiency night storage heater, high level storage cupboard.

DOUBLE BEDROOM 3.04m (10'0") x 3m (9'10")

Spacious double bedroom with fitted carpet, high energy efficiency night storage heater, fitted carpet and windows overlooking the front, with secondary glazing.

SITTING ROOM 5m (16'5") Max x 4m (13'1") Max

Steps down to generous living room overlooking the front, with fitted carpet, high energy efficiency storage heater, tv aerial point and satellite connections (not tested).

KITCHEN 3.05m (10'0") x 3m (9'10")

With a range of cupboards and drawers, granite effect worktop, part tiled splashbacks, inset sink with mixer tap, drainer. Electric ceramic hob with electric oven and grill under. Washer dryer, fridge freezer. Cupboard containing hot water cylinder with fitted immersion heater.

BATHROOM

Suite comprising white sanitaryware with bath, with electric shower over with glazed screen. Low level wc, pedestal basin, wall hung cabinet with mirror, electric shaver socket



SERVICES

Services: Mains Electricity, Water & Mains drainage

Broadband: BT indicates 265-350 mbps available (not checked or warranted)

Local Authority: South Oxfordshire District Council
Council Tax Band: B £1,545.47 pa 2020 / 2021
EPC Rating

LEASE DETAILS

Lease: 189 years from 29th September 1982. 150 years remaining.
Ground rent - peppercorn (not demanded)

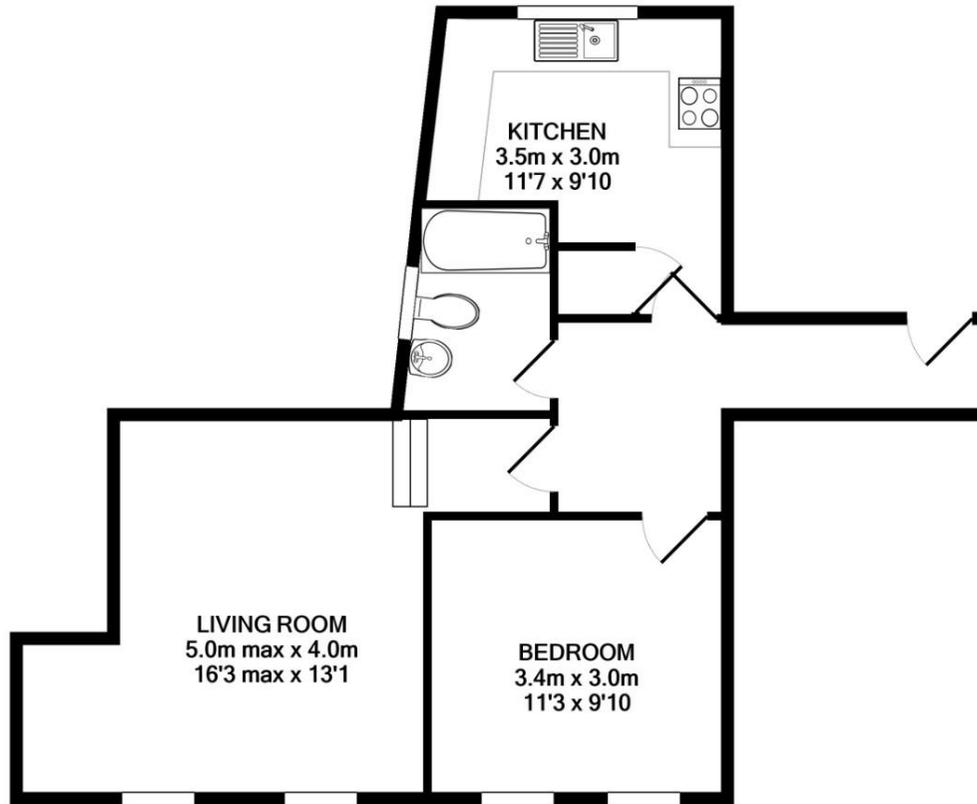
Service charges: 6.6% of the total service charges costs in the financial year.
£896.00 in the current year, which includes external & internal decoration costs

EPC RATING:

53 E

VIEWING ARRANGEMENT:

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



TOTAL APPROX. FLOOR AREA 51.0 SQ.M. (549 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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