



42 Orchard Walk, Watlington,
Oxfordshire, OX49 5RD

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



DESCRIPTION

Possibly one of the best properties on the development, No. 42 is a ground floor retirement apartment that has been completely renovated, is beautifully presented to show house standard with accommodation comprising sitting/dining room, kitchen, two bedrooms and bathroom. Mature communal gardens.

ACCOMMODATION:

Front door from communal lobby into:

HALLWAY:

Doors to bedrooms, bathroom, sitting/dining room, airing cupboard housing water tank with pressured water system, storage cupboard. Borrowed light window from the kitchen. Engineered wood flooring and ceiling light point.

LIVING ROOM: 5.4m (17'9") x 3m (9'10")

A lovely reception room with gel fire fireplace in a modern free standing surround, double doors leading out to the garden at the rear, engineered wood flooring, ceiling light points and doorway to:

KITCHEN: 3m (9'10") x 2m (6'7")

Smartly replaced with a matching range of wall and base units housing cupboards and drawers, work surfaces, inset stainless steel sink/drainers unit with mixer tap, built in oven, inset halogen hob with extractor hood over, integrated dishwasher, washing machine, fridge/freezer, tiled splash backs, under unit lighting, ceiling light point, wood effect tiled floor and double glazed window to the garden at the rear

BEDROOM ONE: 4m (13'1") x 2.4m (7'10")

Double room with double mirror sliding door wardrobe, ceiling light point and double glazed window to the garden at the rear.



BEDROOM TWO: 3m (9'10") x 2m (6'7")

A large single room with single wardrobe, ceiling light point and double glazed window to the garden at the rear.

BATHROOM:

Fitted with a smart white suite comprising panel sided shower bath with glazed screen and thermostatic shower, vanity hand wash basin and close coupled WC, tiled walls, Amtico flooring, wall mounted towel radiator, wall mounted fan heater and borrowed light obscured glass window from the hallway.

OUTSIDE:

The whole of the development has maintained mature planted gardens with water features and seating areas. The garden to the rear of No. 42 is accessed through double glazed double doors from the sitting room and has two paved seating areas, raised planters and lawn.

PARKING:

The parking area at the entrance to the development provides parking for all residents.

SERVICES AND OUTGOINGS:

Mains water, drainage and electricity. Electric heating. Telecom subject to regulations. South Oxfordshire District Council - Tax Band C. Service charge £744.98 6 monthly (2022) and a minimal ground rent.

LEASE INFORMATION:

89 years remaining.

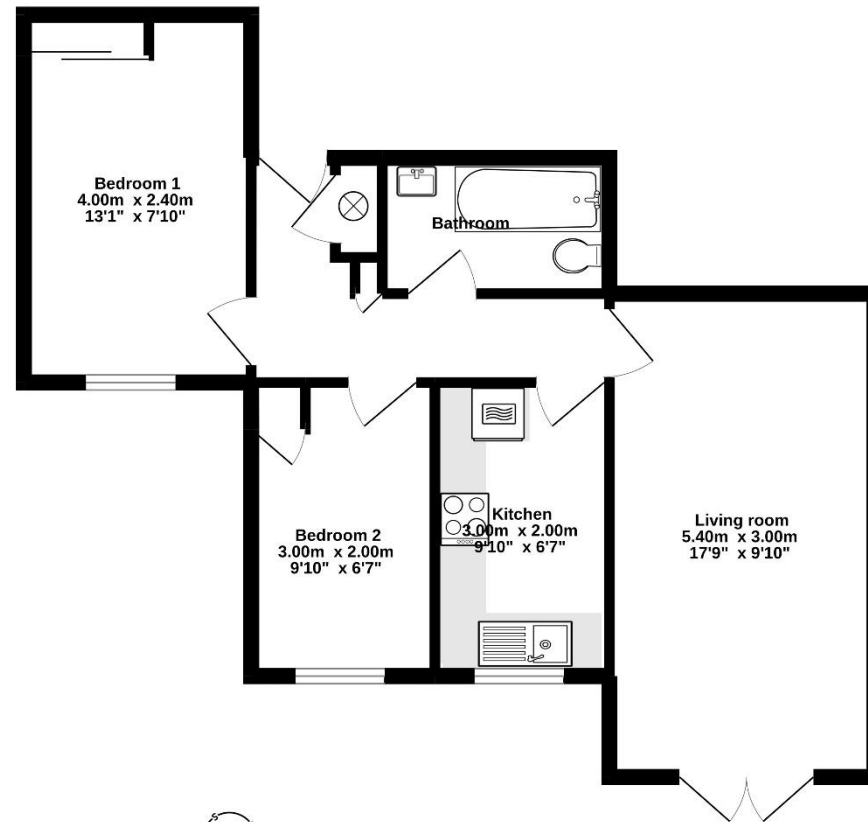
EPC RATING:

71 C

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.

Ground floor



TOTAL FLOOR AREA : 50.0 sq.m. (538 sq.ft.) 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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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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