



5 Couching House, 41 Couching Street,
+Watlington, Oxfordshire, OX49 5PX

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



DESCRIPTION

This extremely well presented apartment is one of just eight individual apartments in an imposing three storey building in the heart of the town with a handsome bay fronted façade and sash windows, accommodation comprises open plan living/dining/kitchen, two bedrooms and shower room. Secure parking and storage.

ACCOMMODATION:

Situated on the first floor. Stairs rising from the communal hallway. Door into:

HALLWAY:

Doors to open plan living/dining/ kitchen space, both bedrooms, shower room and cupboard housing central heating boiler and pressurised water system. Recessed ceiling down lights and radiator.

LIVING/DINING/KITCHEN: 7.1m (23'4") x 4.2m (13'9")

The kitchen is fitted with a range of wall and base units housing cupboards and drawers, granite work surface and upstand, under set sink unit with mixer tap, built in electric oven with ceramic hob and extractor hood over, integrated fridge freezer, washing machine and dishwasher. Ceiling light point, radiator, window and glazed double doors opening to the central courtyard. Ample space for living and dining room furniture.

BEDROOM ONE: 5m (16'5") x 2.6m (8'6")

Double room with ceiling light point, radiator and large window over looking the central courtyard area.

BEDROOM TWO: 3.7m (12'2") x 1.5m (4'11")

Large single room/study with ceiling light point, radiator and window.

SHOWER ROOM:

Smartly fitted with a large walk in shower, vanity hand wash basin and concealed cistern WC, tiled floor and part tiled walls, wall mounted heater towel radiator and recessed ceiling down lights.



STORAGE:

Located in the basement, accessed from the ground floor hallway, a secure storage cage.

EPC RATING:

80 C

PARKING:

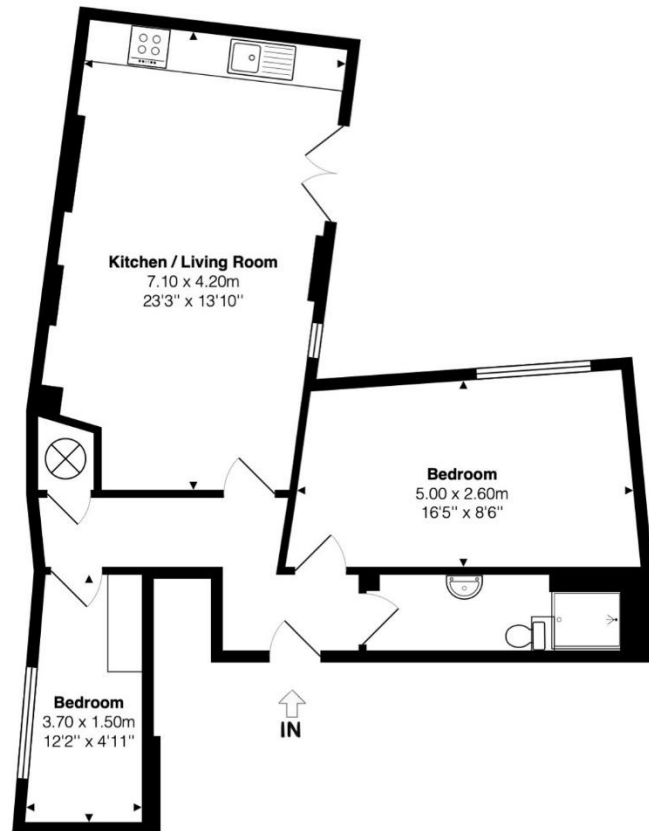
Allocated parking for one car in a secured gated car park to the rear of the property.

VIEWING ARRANGEMENT:

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

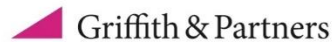
SERVICES AND OUTGOINGS:

Mains water, drainage, electric. electric heating. South Oxfordshire District Council, Tax Band C. Service charge, £2749 pa. 118 year lease remaining.



The approximate total area for the elements of the property represented on the floorplan is 59 SqM (635 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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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