



1 White Hart Close, Benson,  
Wallingford, OX10 6NX

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





#### DESCRIPTION

An elegant two bedroom Ground Floor Apartment with private garden, in the popular village of Benson. Beautifully presented, the flat comprises hall, living room, kitchen/breakfast room, two bedrooms, and bathroom, communal entrance hall with security entry phone and one allocated parking space.

#### ENTRANCE

Path up to entrance into communal hallway, with electronic door entry.

#### ENTRANCE HALL

Modern digital electric storage heater, power point; entry phone; large built-in storage cupboard with security 'gate'; airing cupboard.

#### SITTING ROOM 5.79m (19'0") Max x 4.57m (15'0") Max

Ornamental fireplace, modern digital electric storage heater; power points; telephone point; television point; French door to garden. A charming, spacious room with high ceiling and two large sash windows with new secondary glazing.

#### KITCHEN / BREAKFAST ROOM 5.48m (18'0") x 1.52m (5'0")

Widens out to 2.13m. Modern fitted kitchen with fitted wall and base units with worksurfaces and tiled splashbacks; new built-in electric oven; hob and extractor hood; new washer dryer machine, integrated new dishwasher, concealed lighting; modern digital electric storage heater; tall pantry cupboard, under counter fridge and freezer. Secondary glazing to the window.

#### BEDROOM ONE 3.65m (12'0") x 2.43m (8'0")

Modern digital convector heater; power points; television point; two double built-in wardrobes with folding doors. Secondary glazing.





#### **BEDROOM TWO 2.74m (9'0") x 2.74m (9'0")**

Electric convector heater; power points; television point; secondary glazing.

#### **SHOWER ROOM**

Modern shower room with walk in shower, pedestal basin, low level wc, tiling to walls, and electric shower rail

#### **PARKING SPACE**

One allocated parking space

#### **SECLUDED GARDEN**

Appealing maintained garden with access via a glazed door directly from the sitting room. Laid to lawn with paved terrace, secluded patio, established flower/shrub beds and several trees. Wrought iron gate to residents' car park.

#### **VIEWINGS**

Viewings strictly by appointment: [benson@griffithandpartners.co.uk](mailto:benson@griffithandpartners.co.uk) / 01491 839939

#### **SERVICES**

Mains water, drainage and electricity. Electric heating. South Oxfordshire District Council - Tax Band D. **EPC RATING:** 55 D

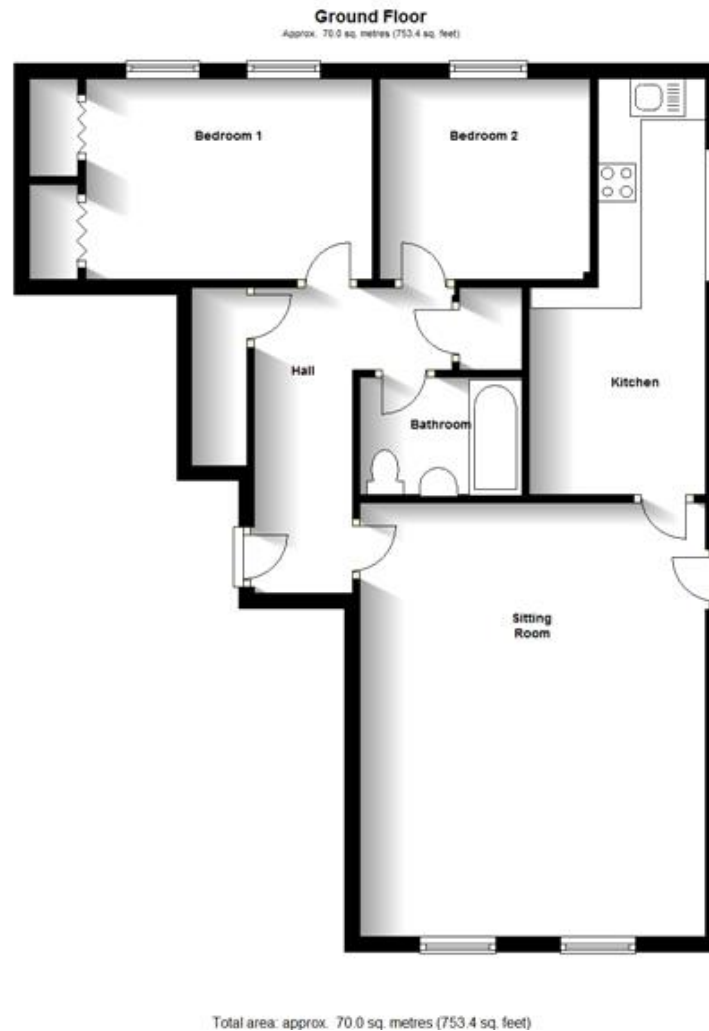
#### **LEASE AND SERVICE CHARGES**

Lease granted 1st January 1993 for a period of 999 years, with 968 years remaining as at January 2024.

The Freehold belongs to the Management Company, and the Leaseholder is a shareholder of the Company. Ground rent - nil. Service charges - current year £1,794.00, paid monthly.

#### **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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