



Flat 3, The Mews, Shillingford,
Oxfordshire, OX10 7EU

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



DESCRIPTION

Located on a small, stylish gated development, a smart ground floor apartment with accommodation comprising living room, kitchen, two bedrooms and bathroom. The property benefits from a garden, two parking spaces and a garage, available with no onward chain.

ACCOMMODATION:

Front door into:

ENTRANCE HALL:

Doors to both bedrooms, living room and storage cupboard with space and plumbing for washing machine.

BEDROOM ONE: 5.19m (17'0") x 2.85m (9'4")

Double room with electric heater and window to the side.

BEDROOM TWO: 2.84m (9'4") x 2.7m (8'10")

Double room with electric heater and window to the front.

LIVING ROOM: 5.17m (17'0") x 3.45m (11'4")

A spacious reception room with electric heater, doors to the bathroom and kitchen and window to the front.

KITCHEN: 3.23m (10'7") x 2.17m (7'1")

Fitted with shaker style wall and base units housing cupboards and drawers, wood block work surfaces, Belfast sink with mixer tap, built in electric oven with ceramic hob and extractor over, integrated under counter fridge and dishwasher, tiled splash backs and floor, underfloor, heating, electric heater, window to the side and half panel glazed door to the front.

BATHROOM:

Fitted with a white suite comprising panel sided bath with glazed screen and shower over, pedestal hand wash basin and concealed cistern WC, tiled floor and part tiled walls, wall mounted heated towel radiator, window to the side and door to airing cupboard with pressurised water system.



GARDEN:

Enclosed by attractive metal fencing, mainly laid to lawn with a paved terrace and flower borders.

GARAGE AND PARKING:

Single garage in a block with up and over door to the front. Two parking spaces, one in front of the garage and the other directly opposite the property, and one space in front of the garage.

SERVICES AND OUTGOINGS:

Mains water, drainage and electricity. Electric heating. South Oxfordshire District Council - Tax Band C. Lease remaining 885 years. Service charge and joint buildings insurance, £700 pa approx.

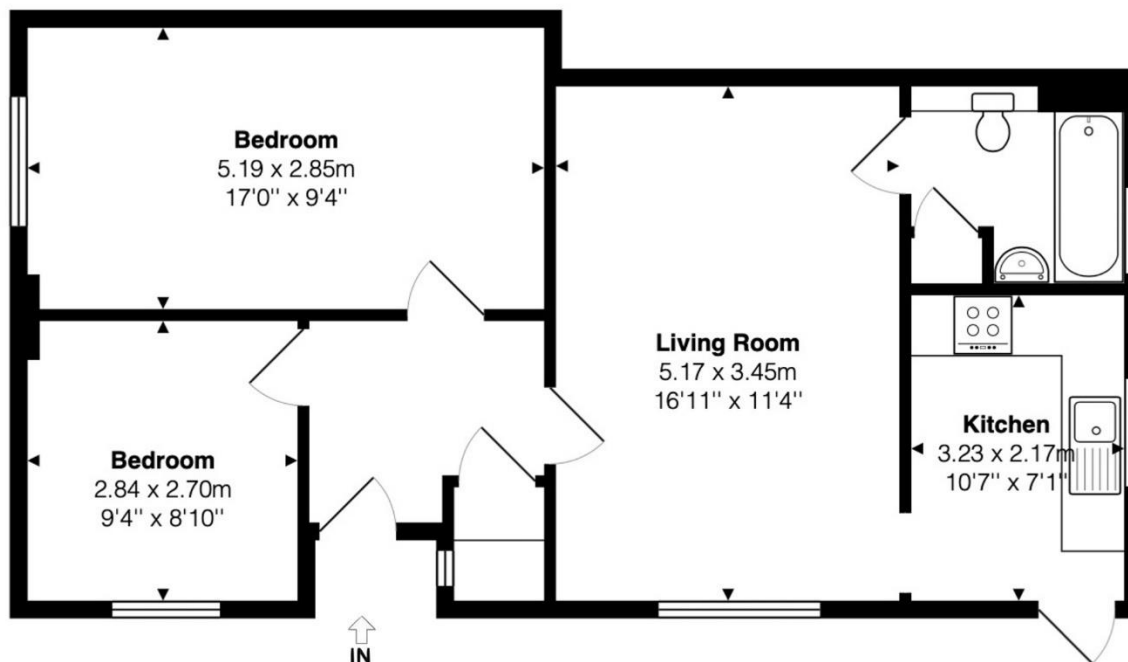
EPC RATING:

59 D

VIEWING ARRANGEMENT:

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





The approximate total area for the elements of the property represented on the floorplan is 59 SqM (633 Sq.Ft)

The Mews, Shillingford, Wallingford, Oxfordshire, OX10 7EU



This floor plan is provided by Expert Survey Solutions Ltd is 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.

G298

42 High Street, Watlington
Oxfordshire, OX49 5PY

Henley - 01491 522800
Benson - 01491 839939
Watlington - 01491 612831



Griffith & Partners

ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS

griffithandpartners.co.uk