

62a High Street | Chalgrove

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



**To Let: £950 pcm**

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This maisonette offers bright and spacious accommodation over two floors. Comprising of a living room/dining room, kitchen, two bedrooms and bathroom. Situated on Chalgrove High Street, it is close to shops and amenities and comes with an allocated parking space. Available in April.

[www.griffithandpartners.co.uk](http://www.griffithandpartners.co.uk)

62a High Street, Chalgrove, Oxford, Oxfordshire, OX44 7SS

This modern two bed maisonette is laid out over two floors, benefiting from its own front door and located above the pharmacy; there is a living room/dining room and kitchen on the lower floor, with two double bedrooms and a bathroom on the upper floor. Additionally there is an allocated parking space and further on-street parking nearby.

Chalgrove is a popular and vibrant village, located outside Oxford and close to good transport links. There are a range of local shops and a chemist, two pubs, Church and also a local Church of England Primary School. The village is only a few miles from Watlington, providing a small supermarket and other local shops. Oxford is within ten miles, and the Thornhill Park and Ride is easily accessible. There is also a regular direct bus service into Oxford.

**ENTRANCE HALL:**

Door leading to living room;

**LIVING ROOM:**

This is a lovely light and airy room with dual aspect windows;

**HALLWAY:**

through to;

**KITCHEN:**

This neutral fitted kitchen has white tiled splash backs, and black worktop. The kitchen provides under counter space, and includes a washing machine, fridge freezer and free standing electric oven with grill and hob. Views to the front.

**STAIRS TO:**

Bedroom one, bedroom two and bathroom;

**BEDROOM ONE:**

This light double bedroom provides, light point, power points and views to the front.

**BATHROOM:**

A white suite comprising; panel bath with wall mounted shower over, rail and shower curtain. Low level WC and pedestal hand wash basin with vanity mirror and cabinet.

**BEDROOM TWO:**

Double room with views to the back, power points and ceiling light point.

**VIEWINGS**

Viewings strictly by appointment:  
benson@griffithandpartners.co.uk / 01491 612831

**AVAILABILITY**

Available from April 2025  
Unfurnished  
Assured Shorthold Tenancy for a minimum of twelve months.  
Sorry, not suitable for: smokers

## TERMS AND CONDITIONS

Management Status: Griffith & Partners manage the property

Rent: payable per calendar month in advance. In addition the tenant shall be responsible for all Council Tax, Utility and Telephone / Broadband costs, including private drainage where applicable

Pets: Where a Landlord grants consent for a pet to be kept at the property, the Landlord may ask for a higher rent to be paid to reflect the additional wear and tear of a pet being kept at the property.

Security deposit payable: Five weeks rent where the rent is up to £50,000 pa,  
Deposit amount: £1,096.00 based on a rental amount of £950.00 pcm

Holding deposit: A holding deposit of one week's rent will be requested to secure the property following acceptance of an offer.

Holding deposit: £219.00 based on a rental amount of £950.00 pcm

## SERVICES

Services: Electricity / Water / Mains drainage

Broadband: BT indicates 66-74 Mbps available (not checked or warranted)

Local Authority: South Oxfordshire District Council  
Council Tax Band: B £1918.02 pa 2025 / 2026  
EPC Rating: D55

## COSTS AND CHARGES

The tenant may be asked to pay the following costs:

Alterations to the Agreement: Where tenant/s request a change to the terms of the tenancy agreement after the Agreement has been signed, a fee of up to £50.00 including VAT may be charged for each alteration requested.

Early surrender: Where tenant/s request an early surrender of the tenancy or a change of joint tenant, consent may be granted subject to conditions, and the outgoing tenant will be required to pay agents fees and reletting costs.

Default fees: Loss of keys or security devices. The tenant will be asked to pay for replacement keys, locks or security devices where they are lost, damaged or broken by the tenant.

Rental payments: Where the tenant is in default of rent payments, a reasonable default charge may be made, based on the reasonable costs incurred in recovering the unpaid rent. Interest maybe charged at a maximum of 3.0% above Bank of England base rate.

## CLIENT MONEY PROTECTION

Client Money Protection:

We are members of the Propertymark Client Money Protection Scheme.

For more information:

<https://www.propertymark.co.uk/working-in-the-industry/member-requirements/client-money-protection.aspx>

Deposit Protection:

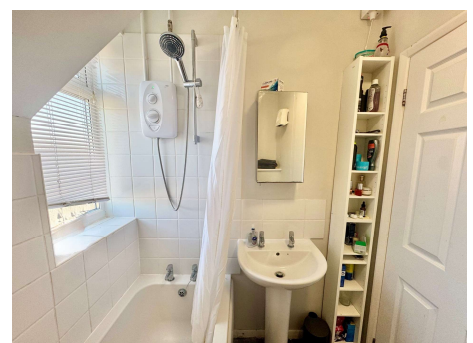
We are members of the Tenancy Deposit Scheme Insured approved scheme for the protection of Tenant's deposits.

For more information:

<https://www.tenancydepositscheme.com/>

Redress Scheme: We are members of The Property Ombudsman Redress Scheme.

For more information: <https://www.tpos.co.uk/>



**LETTINGS DISCLAIMER**

Important note: These particulars do not form any part of offer or contract. They are for guidance only and have been prepared in good faith to give a fair overall view of the property. Our descriptions are opinions only, not statements of fact and applicants should satisfy themselves whether or not such descriptions match any expectations they have of the property. Please ask for further information or verification of points relevant to your interest. All measurements, distances and aspects are given as a guide only and are approximate. If such details are fundamental to the letting, applicants must rely on their own enquiries as they must where any reference is made to potential uses. At the time of preparing these particulars no specific tests were made and tenants should satisfy themselves that the property and any services, appliances, equipment or facilities are in good working order. It should not be assumed that the property remains as displayed in the photographs, nor should an assumption be made with regard to the parts of the property that have not been photographed. The photograph/s depict only certain parts of the property and it should not be assumed that any of the furniture, furnishings or personal items are included in the letting.

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