



Flat 3, Couching House, 41 Couching Street,
Watlington, Oxfordshire, OX49 5PX

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



DESCRIPTION

A smart, modern apartment in a converted period building in the centre of Watlington. Accommodation includes two bedrooms, large open plan reception room and gated parking.

ENTRANCE LOBBY:

Main entrance door into communal hallway with entry phone, stairs to upper floors and down to storage unit area.

ACCOMMODATION:

Front door into entrance lobby with door into main reception room.

KITCHEN/LIVING/DINING ROOM: 6.02m (19'9") x 4.02m (13'2")

Bright open plan living with space for sitting and dining furniture and a smartly fitted kitchen area with wall and base units housing cupboards and drawers, granite style work top, under set stainless steel sink with mixer tap, built in electric oven with ceramic hob and extractor hood over, integrated fridge/ freezer and dishwasher, tiled splash backs and ceiling spot light track and pendant lights. Bi-fold doors to the central courtyard and door to:

INNER HALLWAY:

Doors to bedrooms one and two, bathroom and utility cupboard housing Contains hot water cylinder, electric boiler and washing machine. Ceiling light point and window to the central courtyard.

BEDROOM ONE: 4.01m (13'2") x 3.07m (10'1")

Spacious double bedroom with radiator, ceiling light point and glazed double doors and window onto the central courtyard.

BEDROOM TWO: 2.75m (9'0") x 2.5m (8'2")

Double bedroom radiator, ceiling light point and obscured glass window.

BATHROOM

A modern bathroom fitted with a white suite comprising panel sided bath with shower over and glass screen, vanity hand wash basin and concealed cistern WC, tiling walls and floor, wall mounted heated towel radiator and recessed ceiling down lights.



COURTYARD:

Access to the Courtyard, shared only with Flat 1A. This provides quiet outside space, for the enjoyment of the occupant.

STORAGE:

A useful, secure storage cage in the basement.

PARKING:

One allocated parking space in a gated car park.

SERVICES AND OUTGOINGS:

Mains, Electricity, Water and Mains drainage. South Oxfordshire District Council, Tax Band: B. Service Charge, £2000 pa. Ground Rent, £60 pa.

EPC RATING:

76 C

VIEWING ARRANGEMENT:

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

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FLAT THREE

A two bedroom ground floor flat with access to a private courtyard garden.

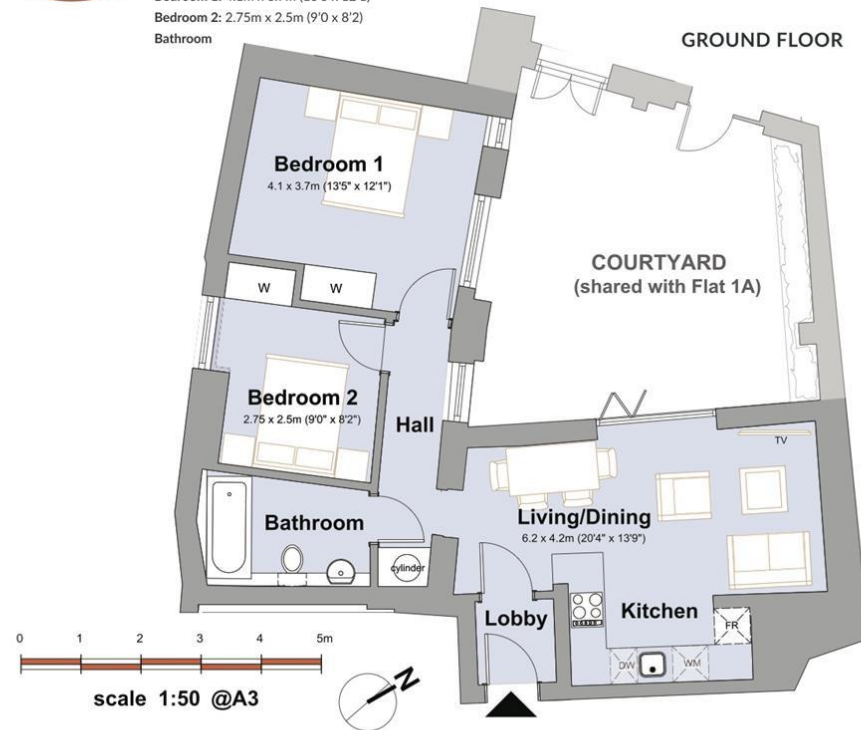
Ground Floor Flat

Reception Room/Kitchen: 6.2m x 4.2m (20'4" x 13'9")

Bedroom 1: 4.1m x 3.7m (13'5" x 12'1")

Bedroom 2: 2.75m x 2.5m (9'0" x 8'2")

Bathroom



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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