



Robinson Sherston



Guide Price £249,000 Leasehold

Flat 2 Couching House,
41 Couching Street
Watlington OX49 5PX

A single bedroom duplex apartment that provides a home of great style and character in the very heart of the town. An open plan living area with Bosch kitchen fittings is connected by a spiral staircase to a double bedroom with large bay window and an en-suite shower room. There is secure parking and basement storage.

-  Sitting Room with open Plan Kitchen
-  Double Bedroom
-  En Suite Shower room
-  Secure Parking
-  Secure Storage

A superbly presented single bedroom apartment in the town centre with parking and storage

-  Town centre
-  Henley 10 miles
-  Oxford 15 miles
-  M40 (J6) 2.5 miles
-  Heathrow 32 miles
-  London 45 miles





Description:

Built in 1906, Couching House is an imposing three-storey building in the heart of the town, adjacent to the High Street, with a handsome bay-fronted façade and sash windows.

This stylish ground and first floor duplex apartment has an open plan fitted kitchen and a spiral staircase leading up to a double bedroom with en-suite shower room using Villeroy & Boch fittings.

The reception room has a high ceiling, dark wood effect flooring and a range of fitted bookshelves whilst the kitchen has granite effect worktops and splashbacks with surface lighting.

The kitchen equipment is by Bosch and includes an electric hob and oven with extractor hood over, an integral refrigerator, dishwasher and washing machine.

On both floors the large sash windows with plantation shutters ensure good daylighting throughout.

An additional benefit is the secure basement caged storage unit and the secure gated parking to the rear.



Watlington

Watlington is reputedly England's smallest town with its origins dating from the 6th century. The town has a range of sports facilities that embrace football and cricket as well as tennis, squash and bowls. There are good local shops including a first-class butcher and delicatessen and some excellent restaurants and pubs. Watlington Primary school and Rainbow Corner Day-nursery and pre-school have an 'outstanding' Ofsted rating and senior education is provided by the well-regarded Icknield Community College. The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England. There is much on offer here for outdoor enthusiasts, cyclists and walkers as The Icknield Way (Ridgeway National Trail) passes close to the town. Watlington is also the heartland of the re-introduced Red Kite that now soar above the town's roof tops





Other Facilities

Secure Storage: A lockable storage unit is located in the basement of the building.

Secure Parking: Card/Code operated metal gates provide access to the car park at the rear of the building with an allocated parking bay.



Services

Mains Services: Electricity / Water / Drainage

Heating: Electric

Local Authority: South Oxfordshire District Council

Council Tax Band: B

EPC Rating: C

Terms

Leasehold: Approximately 119 years unexpired

Ground Rent: £250 per annum

Service Charge: Currently £1,046 per annum

Viewings

Viewing by prior appointment with Robinson Sherston

Watlington office Tel: **01491 614 000**

Email: watlington@robinsonsherston.co.uk

Sales Disclaimer

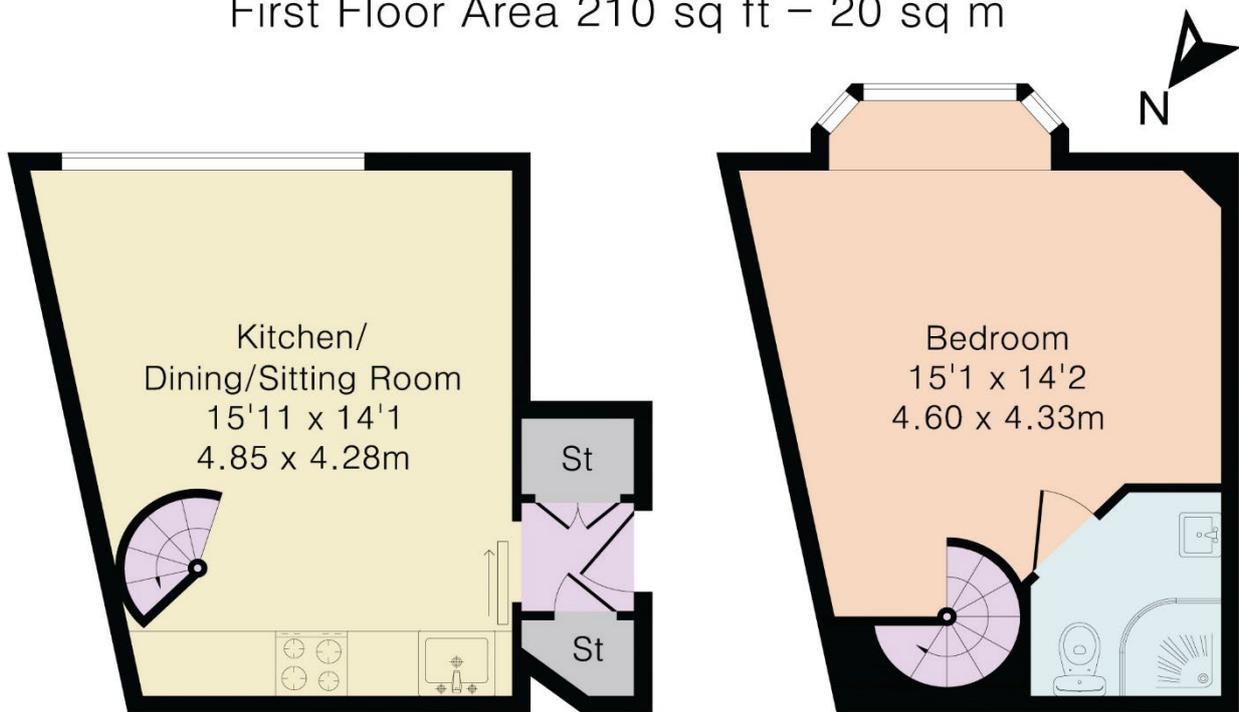
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Approximate Gross Internal Area 435 sq ft – 41 sq m
 Ground Floor Area 225 sq ft – 21 sq m
 First Floor Area 210 sq ft – 20 sq m



Ground Floor

First Floor