



47 Orchard Walk, Watlington,  
Oxfordshire, OX49 5RD

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





#### DESCRIPTION

A light and spacious first floor refurbished apartment in a secure retirement development within a few minutes walk of Watlington town centre. The property benefits from sitting/dining room, new kitchen, one double bedroom, new bathroom, a stair lift, communal gardens and parking. NO ONWARD CHAIN.

#### ACCOMMODATION: GROUND FLOOR:

Communal entrance with stairs and stairlift to the first floor. Door into:

#### ENTRANCE HALL:

Hatch to loft. Ceiling light. Wall mounted heater. Door to airing cupboard housing hot water tank and slatted shelving.

#### SITTING ROOM:

4.40m x 3.53m (14'5" x 11'7") A well-proportioned room, full of natural light from a large southeast facing window overlooking the front and communal gardens, television aerial point, ceiling light points, telephone point, two wall mounted Dimplex heaters.

#### KITCHEN

1.78m x 3.26m (5'10" x 10'8") Smartly fitted Shaker-style kitchen with laminate top, ceramic hob, double oven, built in fridge/freezer and space for washing machine. Window overlooking the front gardens.

#### BEDROOM ONE:

2.95m x 3.26m (9'8" x 10'8") Double bedroom, built in mirrored double wardrobe.

#### SHOWER ROOM

Nicely fitted with a large walk-in shower, pedestal hand washbasin and close coupled WC, wall mounted heated towel rail and ceiling light point





**COMMUNAL GARDENS:**

Beautifully landscaped and well-maintained gardens with scattered seating area. Fully lit. Blocked pathways to all other properties and circling the garden area.

**VIEWING ARRANGEMENT:**

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

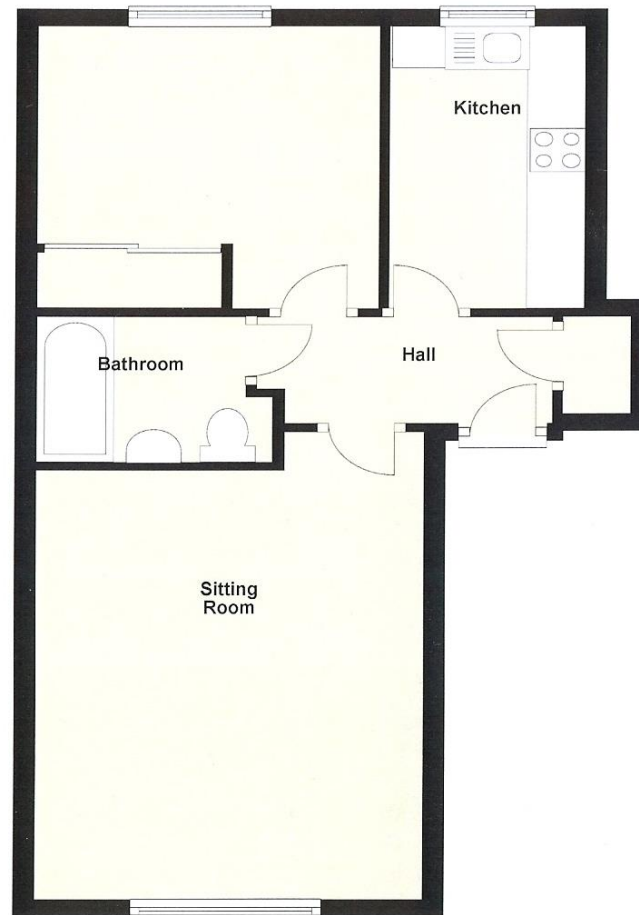
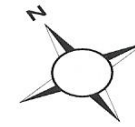
**SERVICES AND OUTGOINGS:**

Mains electricity, water and drainage. Economy 7 heating. Telecoms subject to regulations. South Oxfordshire District Council, Tax Band C.

**EPC RATING:**

67 D

**First Floor**  
Approx. 41.2 sq. metres (443.5 sq. feet)



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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