



41 Orchard Walk, Watlington,  
Oxfordshire, OX49 5RD

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



#### DESCRIPTION

Smartly presented ground floor apartment for the over 55's, with accommodation comprising living room, kitchen, two bedrooms and shower room. Terrace and communal gardens, parking for residents and visitors, Ideally located within a short walking distance to the shops and amenities.

#### ACCOMMODATION

Front door from communal lobby into:

#### HALLWAY

Doors to bedrooms, bathroom, living room, airing cupboard housing water tank and storage cupboard.

#### LIVING ROOM 3.66m (12'0") x 3m (9'10")

A lovely reception room with patio doors to the outdoor terrace and communal garden, ceiling light points, storage heaters and door to.

#### KITCHEN 3.65m (12'0") x 1.8m (5'11")

Fitted with a range of wall and base units housing cupboards and drawers, work tops with tiled splash backs, white ceramic sink/drainage unit with mixer tap, built in oven with electric hob and extractor over, washing machine and fridge/freezer, ceiling light point and window over looking the side garden.

#### BEDROOM ONE 4m (13'1") x 3m (9'10")

Double room with double mirror sliding door wardrobe, ceiling light point, electric radiator and double glazed window with side garden view

#### BEDROOM TWO 4m (13'1") x 2.05m (6'9")

Large single bedroom with ceiling light point, electric radiator and window to the side garden.

#### SHOWER ROOM:

Spacious shower room fitted with a large walk in shower, pedestal hand wash basin and closed coupled WC, and lavatory, tiled walls, wall mounted heated towel rail radiator, wall mounted fan heater. ceiling light point and window to the side



#### **OUTSIDE**

The whole of the development has maintained mature planted garden with water features and seating areas. The little terrace to the rear for No 41 is accessed from the lounge and overlooks the rear gardens.

#### **PARKING**

The parking area at the entrance to the development provides parking for all residents and their guests.

#### **SERVICES AND OUTGOINGS:**

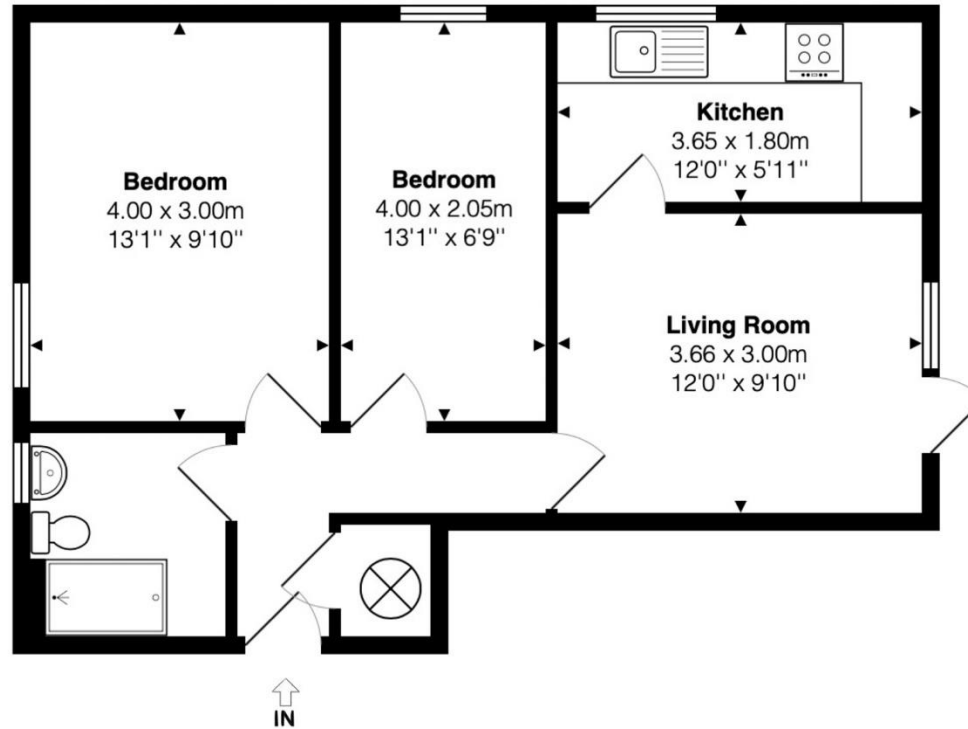
Mains water, drainage, and electricity. Electric storage heating. South Oxfordshire District Council - Tax Band C.

#### **EPC RATING:**

61 D

#### **VIEWING ARRANGEMENT:**

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



The approximate total area for the elements of the property represented on the floorplan is 49 SqM (527 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd 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.

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