



Robinson Sherston









Guide Price
£185,000 Leasehold

44 Orchard Walk
Watlington OX49 5RD

A spacious and well-lit first floor flat with extended views in this well-favoured retirement scheme. Orchard Walk enjoys attractive landscaped communal gardens, a resident warden and parking for residents. The shops and amenities of Watlington are no more than a level five-minute walk

-  Hall
-  Reception Room
-  Fitted Kitchen
-  2 Bedrooms
-  Bathroom
-  Communal Garden
-  Parking

A spacious first floor flat in this well-favoured retirement scheme in the centre of Watlington

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





Description:

An attractive and bright first floor flat that offers extended views from spacious and well-proportioned rooms.

Although the flat would benefit from some updating it has been well-maintained and provides well-arranged and comfortable accommodation.

There are attractive communal gardens, a private car park and a resident warden is on hand for assistance.

The shops and amenities of Watlington High Street are no more than a five-minute level walk from the property.



Location - Central 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.





Communal Gardens & Parking

The property is approached via a tarmac driveway that provides access to the resident's car park. The warden's lodge is adjacent and an archway leads through to the communal gardens and approach to the houses and flats.

Communal Gardens: Orchard Walk has landscaped communal gardens that include a water feature, open lawned areas and a variety of mature trees and shrubs.

Tenure & Charges:

Tenure: Long leasehold. Approximately 88 years unexpired

Qualification: Occupiers must be aged 55 years +

Maintenance & Service Charge: Approximately £1750 pa (includes ground rent, insurance, general maintenance, warden service & garden maintenance).

Services

Mains services: Electricity/water/ Drainage

Heating: Electric

Local Authority: South Oxfordshire District Council

Council Tax: C

EPC Rating: C

Viewings

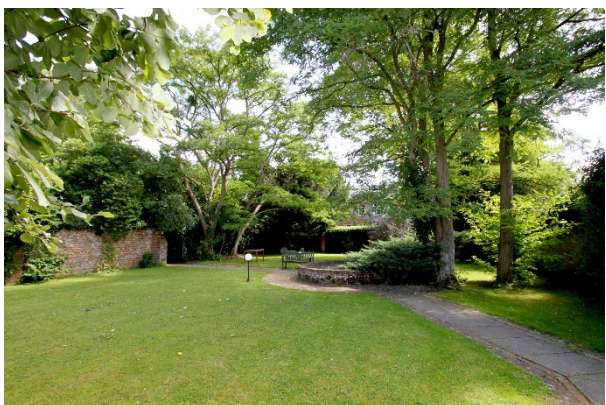
Viewing by prior appointment with Robinson Sherston Watlington office

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.*

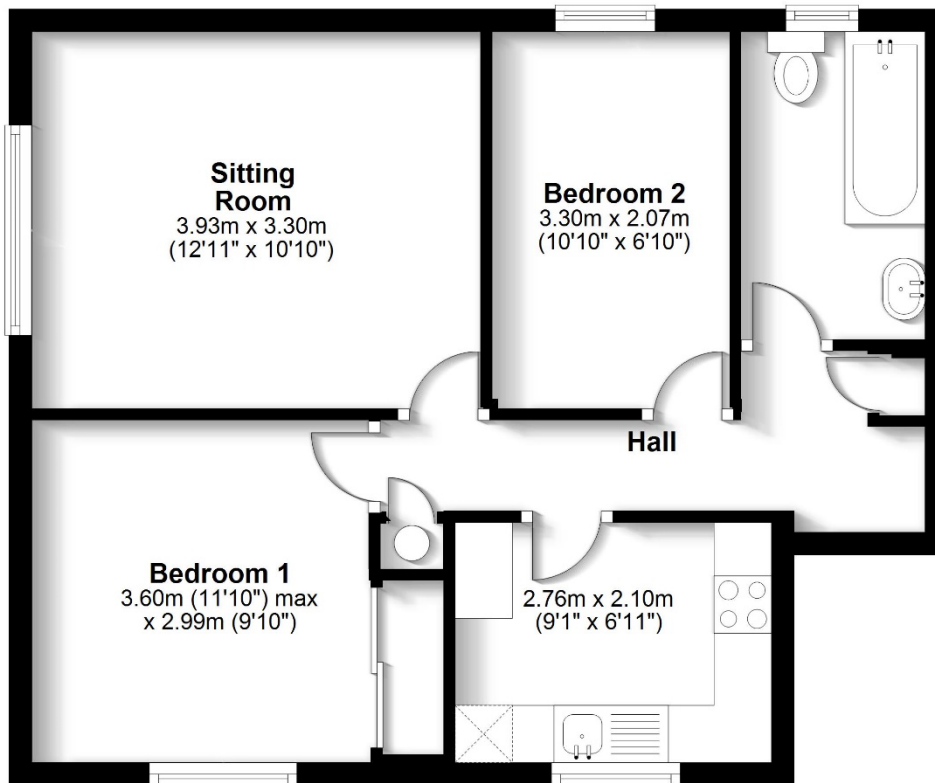


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Ground Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 47.0 sq. metres (506.2 sq. feet)

Note: This plan is not to scale and is designed to show room arrangement only.
Plan produced using PlanUp.

44 Orchard Walk, Watlington