









**Guide Price**  
**£175,000 Leasehold**

**47 Orchard Walk**  
**Watlington OX49 5RD**

A comprehensively refurbished first floor flat with stair lift providing bright and spacious rooms with modern fittings and a lovely outlook over the attractive landscaped communal gardens. Orchard Walk benefits from a resident warden and private parking and is only a few minutes level walk from the shops and amenities of Watlington High Street

-  Hall
-  Reception Room
-  Fitted Kitchen
-  1 Bedroom
-  Shower Room
-  Communal Garden
-  Parking

A spacious and comprehensively refurbished first floor flat with stair lift in this favoured retirement development

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





## **Description:**

This spacious first floor single bedroom flat has a south-facing aspect over the attractive landscaped communal gardens.

The accommodation has been comprehensively refurbished and includes a new fitted kitchen and shower room, new double-glazed windows, new carpets and floor finishes and re-decoration throughout.

The rooms are comparatively spacious and well-lit providing an attractive and comfortable home. There is a fitted stair-lift to assist access to the first floor.



Residents of Orchard Walk have access to the attractive communal gardens and private car park and there is also a resident warden 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 £2,000 pa (includes ground rent, insurance, general maintenance, warden service & garden maintenance).



## Services

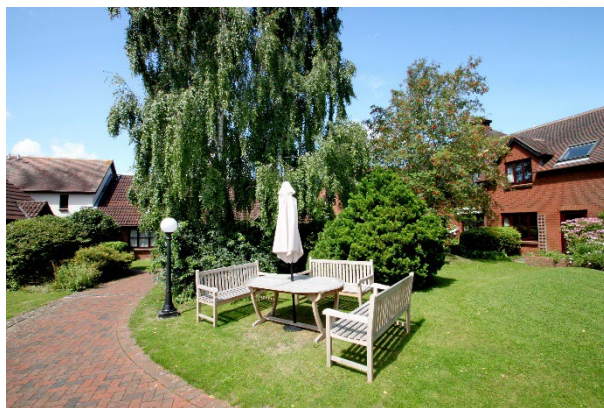
**Mains services:** Electricity/water/ Drainage

**Heating:** Electric

**Local Authority:** South Oxfordshire District Council

**Council Tax:** C

**EPC Rating:** D

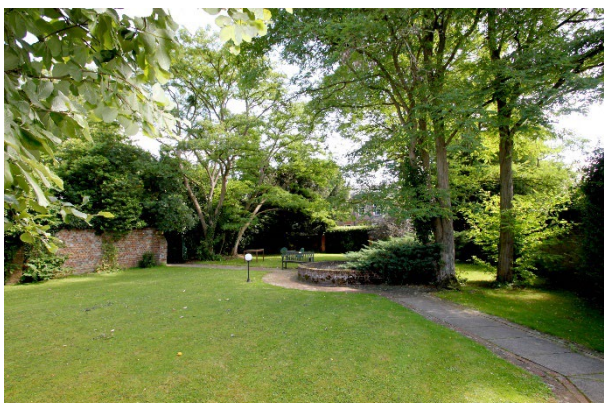


## Viewings

Viewing by prior appointment with Robinson Sherston Watlington office


Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**

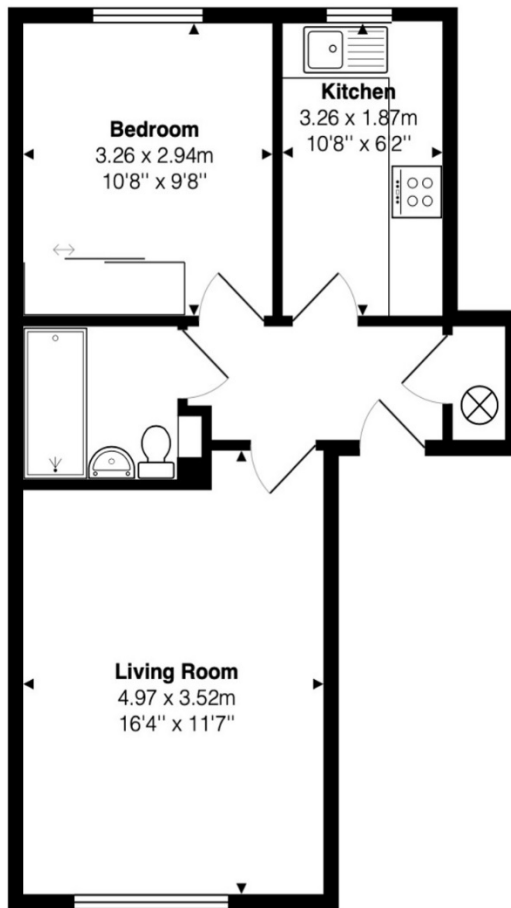


## Sales Disclaimer

**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Approx. Gross Area 42 sq m – 447 sq ft

47 Orchard Walk, Watlington, Oxfordshire, OX49 5RD

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