









Guide Price £230,000 Leasehold

10 Orchard Walk
Watlington OX49 5RD

This end-of-terrace property occupies an excellent setting with a triple aspect and south-facing outlook over the lovely communal gardens that are a feature here. A bright and well-organised interior provides an 'L' shaped reception space that naturally forms an attractive seating area with a dining area leading off the kitchen. There are two bedrooms and a recently re-fitted shower room.

-  Lobby
-  Sitting/Dining Room
-  Fitted Kitchen
-  2 Bedrooms
-  Shower Room
-  Cloakroom
-  Communal Gardens
-  Resident Parking
-  Resident Warden

A 2 bedroom house with garden in this well-favoured retirement scheme in the town centre

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



Description:

This end of terrace house occupies one of the best settings in this well-favoured retirement scheme in the centre of Watlington.

It benefits from a triple aspect and a south and west outlook over the lovely communal gardens that are a feature of the development.

The bright interior benefits from excellent natural lighting and includes a south facing double reception room and a good quality modern fitted kitchen. On the first floor are two bedrooms and a shower room.

Orchard Walk is no more than a five-minute level walk from the centre of Watlington and benefits from a resident warden and a car park reserved exclusively for the residents.



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

Resident Warden

Local Authority: South Oxfordshire District Council

Council Tax: C

EPC Rating: E

Viewings

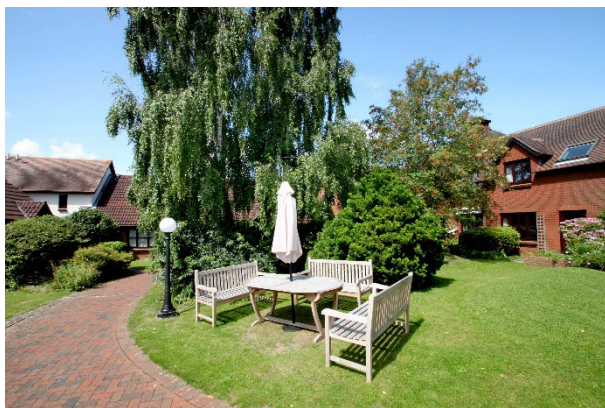
Viewing by prior appointment with Robinson Sherston Watlington office


Tel: **01491 614 000**

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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.*

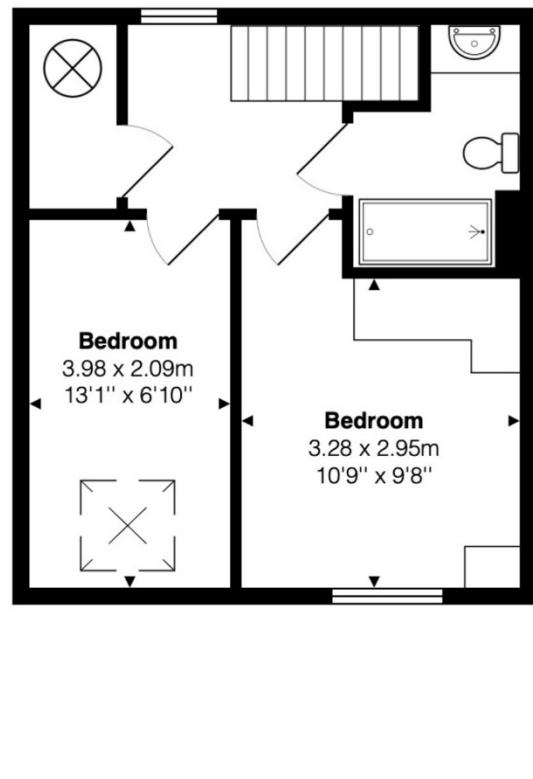


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Approx. Floor Area 366 Sq.Ft. (34 Sq.M)



Approx. Floor Area 331 Sq.Ft. (31 Sq.M)

Ground Floor

First Floor



Approx. Gross Area 65 sq m – 697 sq ft
10 Orchard Walk, Watlington, Oxfordshire, OX49 5RD

This floor plan provided by Expert Survey Solutions Ltd is 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 marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

