



Robinson Sherston



Guide Price
£395,000 Leasehold

1a High Street
Watlington
OX49 5PZ

A superbly fitted and quietly situated two-bedroom self-contained ground and first floor apartment in the centre of Watlington with private gated secure parking and shared courtyard.

- Entrance Lobby
- Reception Room
- Fitted Kitchen
- 2 Bedrooms
- 2 Bath/Shower rooms
- Shared Courtyard
- Private Secure Parking

A superb duplex apartment in the centre of Watlington with secure parking

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





Description:

A superbly presented and highly individual self-contained ground and first floor duplex apartment in a quiet setting that benefits from a secure gated private entrance, off the High Street.

The principal rooms are generous and incorporate good quality fittings including a fitted kitchen by local designer Cucucine and bath and shower room fittings by Villeroy & Boch.

The reception room has bi-fold doors (protected by an electric security shutter) opening to a small paved area. The apartment also benefits from an enclosed courtyard that it shares with one other apartment.

On the first floor the principal bedroom is large with an adjacent bath/shower room. There is a separate shower (wet) room on the ground floor to service the second bedroom.

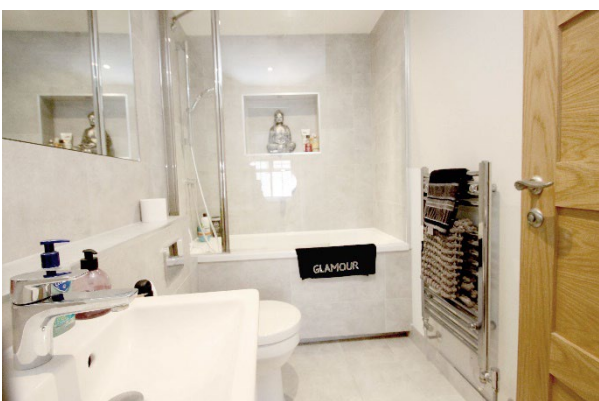
The building is protected by a structural warranty and also provides other facilities including a lockable basement storage unit, bicycle rack and secure gated parking, valuable assets in the centre of Watlington.



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





Outside

SECURITY & PARKING: The property is approached via a secure card-operated gate to a parking area with provision for a single vehicle. There is also an electric security shutter protecting the entrance to the apartment.

COURTYARD: The property has access to an enclosed courtyard which it shares with one other apartment.

TENURE & CHARGES: Approx 119 years remaining.

Maintenance Charge: 2024 - Approx £2,215 pa (£184.58 pm)



Services

Mains services: Electricity / Water / Drainage

Heating: Electric central heating.

Council Tax: South Oxfordshire District Council

Band: 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

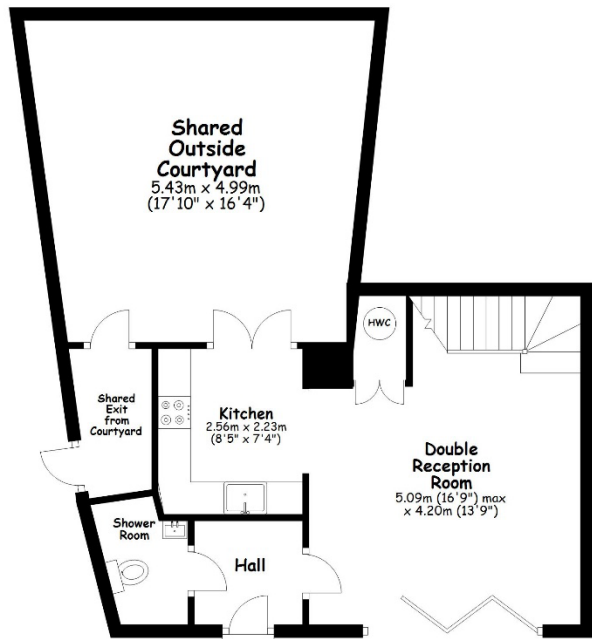
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

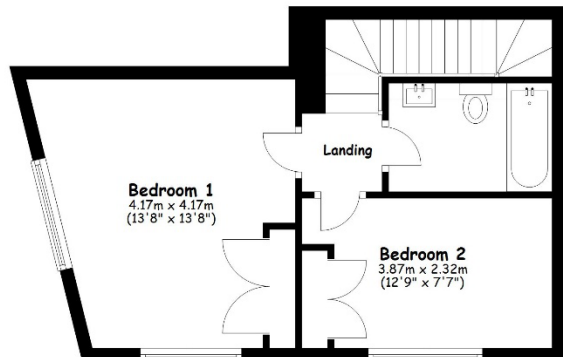
Ground Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 67.8 sq. metres (729.6 sq. feet)

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

1a High Street, Watlington