



Robinson Sherston



**Guide Price**

**£575,000**





**Long Leasehold**

**45 Hampdens Way**







**Castle Gardens**

**Watlington**

**OX49 5EE**

-  Sitting Room
-  Dining Room
-  Fitted Kitchen
-  2 Bedrooms
-  2 Bath/Shower Rooms
-  (1 En Suite)
-  Allocated Parking
-  Communal Gardens

An outstanding two-bedroom first floor apartment in this luxuriously appointed retirement development

-  Town centre 1/4 mile
-  Henley 10 miles
-  Oxford 15 miles
-  M40 (J6) 2 miles
-  Heathrow 32 miles
-  London 45 miles



## Description:



Castle Gardens is a high specification retirement community on the edge of Watlington and is within a ten-minute walk of the town centre.

There is similarly good access to the lovely Chiltern countryside that lies around it including the Ridgeway Path and Aston Rowant nature reserve.

This first floor apartment was built in 2022 and offers spacious well-lit rooms with high-ceilings and high-quality fittings and finishes throughout.

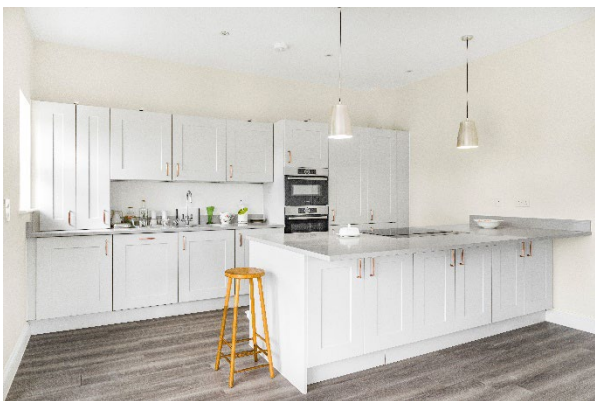
There is a 27' sitting room with a comprehensively fitted open plan kitchen and a large south-facing balcony off the sitting room has wonderful extended views of the Chiltern escarpment with ample room for a table and chairs.



Two generous double bedrooms are complemented by a bathroom, including an en-suite, each with Villeroy & Boch fittings. A large reception/dining hall lies in the centre of the apartment.

The apartment has a sophisticated list of services and fittings designed for a healthy and modern lifestyle and there are lovely landscaped communal gardens within the development, as well as allocated parking, electric car charging points and a resident estate manager.

Other features include: Ten-year build warranty, Audio entry system, high security locking system, copper fittings to internal doors, Coving, moulded skirtings and architraves



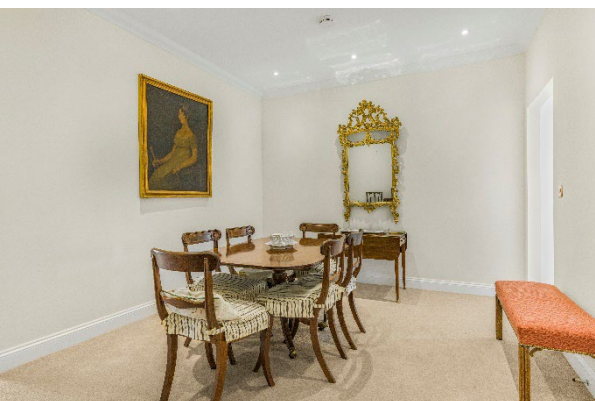
## Watlington

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.



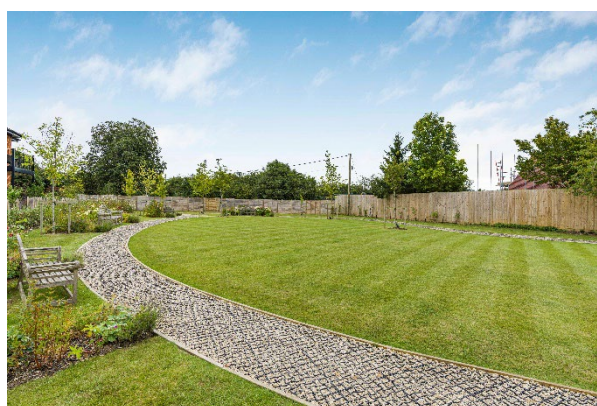


The Chiltern Hills rise above the town and offer some of the finest landscapes in south-east England.

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

There are landscaped communal gardens surrounding the development and allocated parking.



## Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Gas underfloor heating

Local Authority: South Oxfordshire District Council

Council Tax Band:

EPC Rating: B

## Tenure & Conditions

**Leasehold:** Approximately 996 years (peppercorn ground rent)

**Service & Maintenance Charge:** Approximately £3,000 pa

**Age Qualification:** 55 years

## Viewings

Viewing by prior appointment with Robinson Sherston


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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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Approximate Gross Internal Area 1167 sq ft – 108 sq m

