

# 46 Pavilion Walk, £625,000\*

RICHMOND  
VILLAGES

Part of Bupa

(Other charges apply)

1F

2



2



EPC - B



## 2 bedroom first floor apartment

Richmond Villages Letcombe Regis is pleased to offer this well presented two-bedroom apartment with a private setting on the edge of the village and two balconies. The property is well situated within easy access of our outstanding on-site facilities including the restaurant, bar, reception, art studio, library, Wellness Spa, beautifully manicured gardens, bowling green, café and shop. The property comes with no onward chain.

### Specification

- Stylish two-bedroom, first floor apartment
- Living Room with Access Balcony
- Spacious principal bedroom with en-suite wet room
- 2nd Bedroom with Jack & Jill Bathroom
- Outstanding on-site facilities including Wellness Spa
- Centred around community & wellbeing
- Beautifully Manicured Gardens & Bowling Green
- Allocated parking space for one car
- Unrivalled location
- Council Tax Band D



\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description.

Other fees and charges apply, please contact the Village Advisers for further details.

Properties are sold on a 125 year lease and this property has 112 years remaining. CGI imagery is used for guidance and illustrative purposes only and do not represent the specific apartment for sale.

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South Street, Letcombe Regis, Oxfordshire OX12 9RG

# 46 Pavilion Walk

First Floor | 1424.2ft<sup>2</sup>



<b>Kitchen</b>
4469mm x 2742mm 14'8" x 9'
<b>Living Room</b>
7942mm x 5093mm 26'1" x 16'9"
<b>Bedroom 1</b>
5284mm x 4456mm 17'4" x 14'7"
<b>Shower Room</b>
2500mm x 2150mm 8'2" x 7'1"
<b>Bedroom 2</b>
5854mm x 3772mm 19'2" x 12'5"
<b>Bathroom</b>
2500mm x 2050mm 8'2" x 6'9"

These particulars are intended to give a fair and substantially correct overall description. Measurements have been taken at 1500mm ceiling height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable. Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

The properties are sold unfurnished.

