

47 Pavillion Walk, £675,000*

(Other charges apply)

RICHMOND
VILLAGES

Part of Bupa



2



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EPC - B



2 bedroom ground floor apartment

A spacious, ground-floor two-bedroom apartment located in the peaceful Pavilion Walk, just a short stroll from the heart of Richmond Villages Letcombe Regis. With a private walled patio and beautifully maintained surroundings, it offers a perfect blend of privacy and community living.

Specification

- Bright sitting room with bay window, integrated window seat, French doors to private patio, and feature fireplace.
- Modern fitted kitchen with wall and base units, under-cupboard lighting, integrated oven, hob, fridge freezer, and dishwasher.
- Main bedroom with village views, fitted wardrobes, radiator, and TV/satellite point.
- En suite wet room with walk-in shower, vanity unit, heated towel rail, and mirror with spotlights.
- Second bedroom with north-facing window, built-in wardrobes, and radiator.
- Bathroom with bath, shower over, WC, and basin.
- Entrance hall with storage cupboard and radiator.
- TV and satellite points*.
- Beautifully maintained communal gardens with nearby bowling green, nature reserve, and private allotments.

*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. All dimensions are approximate. The properties are sold unfurnished. Properties are sold on a 125 year lease and this property has 110 years remaining.

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47 Pavilion Walk

Kitchen	4140mm x 3671mm 7'7" x 12'1"
Living Room	8222mm x 5138mm 27" x 16'10"
Main Bedroom	4778mm x 4562mm 15'8" x 15'
Shower Room	2300mm x 2050mm 7'7" x 6'9"
Bedroom Two	4918mm x 3890mm 16'2" x 12'9"
Bathroom	2300mm x 1994mm 7'7" x 6'7"

Ground Floor



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

