

52 Pavilion Walk, £425,000*

(Other charges apply)

RICHMOND
VILLAGES

Part of Bupa

FF

2



2



EPC - C



2 bedroom first floor apartment

Situated in the vibrant community of Pavilion Walk, Letcombe Regis. A well-proportioned two-bedroom Independent Living Apartment offering a north-east facing balcony with views over the bowling green and pavilion. The property offers a large, light sitting/dining room with French doors and dual aspect windows. The two double bedrooms both have fitted wardrobes with the primary bedroom having an en-suite bathroom.

Specification

- A bright north-east facing living room with double-glazed French doors leading to a west facing balcony with views of the bowling green and pavilion.
- Modern fitted kitchen with fitted wall and base units, under-cupboard lighting, and integrated fridge with freezer compartment.
- A spacious main bedroom with double glazed window, radiator and TV and Satellite points with access to the en-suite shower room.
- Second bedroom with doubled fitted wardrobes, radiator, TV point and double glazed window.
- Bathroom comprising of bath, low-level WC and hand wash basin.
- Entrance hall offers access to a double cupboard providing excellent storage space.
- 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.



01235 773970

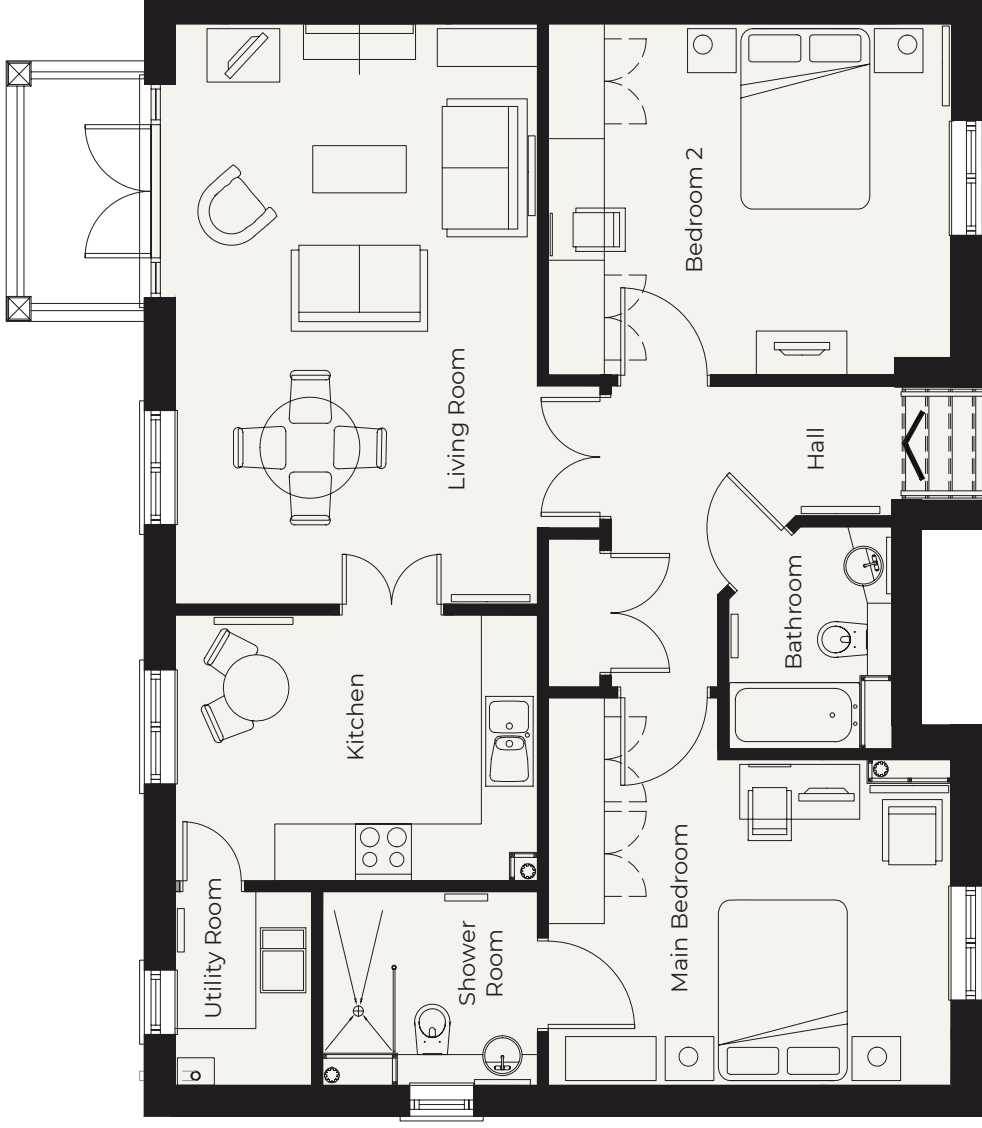
letcomberegis@richmond-villages.com

Richmond Villages Letcombe Regis,
South Street, Letcombe Regis, Oxfordshire OX12 9RG

52 Pavilion Walk

First Floor

| | |
|----------------------------|----------------------------------|
| Kitchen | 3882 mm x 2812mm 12'9" x 9'3" |
| Living Room | 6141mm x 3882mm 20'2" x 12'9" |
| Main Bedroom | 4313mm x 3446mm 14'2" x 11'4" |
| Ensuite Shower Room | 2300mm x 2050mm 7'7" x 6'9" |
| Bedroom 2 | 4313mm x 1745mm 14'2" x 12'2" |
| Bathroom | 2350mm x 1745mm 7'9" x 5'9" |
| Utility Room | 2050mm x 1467mm 6'9" x 4'10" |



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

