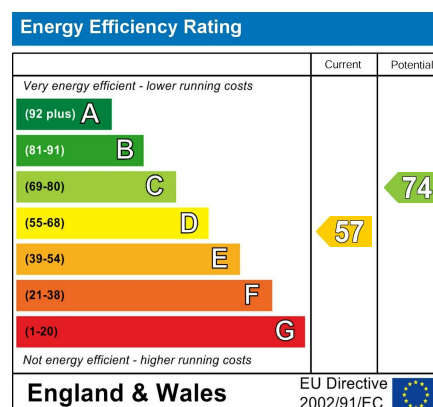


Approximate Gross Internal Area 669 sq ft - 62 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Per Calendar Month  
**£1,300 PCM**

**Flat 2, 21 Brook Street**

A bright and spacious first floor flat with two double bedrooms and a large reception room in the centre of Watlington with private off-road parking

- Bright & spacious flat
- Centre of Watlington
- Off-road parking
- Double reception room
- Fitted kitchen
- 2 double bedrooms
- Bathroom
- Double glazing
- Electric heating
- Private ground floor entrance

A bright and spacious 2 bedroom apartment with off road parking in central Watlington

- Watlington Centre
- Henley 10 miles
- Oxford 15 miles
- M40 (J6) 2.5 miles
- Heathrow 32 miles
- London 45 miles





## Flat 2, 21 Brook Street

Flat 2, 21 Brook Street is a spacious and well presented first floor apartment located in the centre of Watlington.

Stepping through the front door, stair lead up to the hallway. The property has two good sized double bedrooms and a bright, double aspect, sitting room. The kitchen is fitted with ample storage and modern appliances, and the bathroom has a bath with an electric shower.

Outside the property there is private parking for two cars on a shared driveway.



## Services:

Mains Services: Electricity / Water / Drainage

Heating: Electric

Local Authority: South Oxfordshire District Council

Council Tax: Band: C

EPC Rating:

## Availability

Available immediately

Unfurnished

Minimum tenancy 12 months

Not suitable for smokers/pets



Deposit amount based on asking price at 5 weeks rental = £1,500.00

## Client Money Protection

Client Money Protection:

We are members of the Money Shield Client Money Protection Scheme.

Membership Number: 74683560

Redress Scheme: We are members of The Property Ombudsman

Redress Scheme.



## Directions

Postcode: OX49 5JH What3Words:// cavalier.upper.bags

## Viewings

Viewing by prior appointment with the Watlington office.

Tel: 01491 614000

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.*