

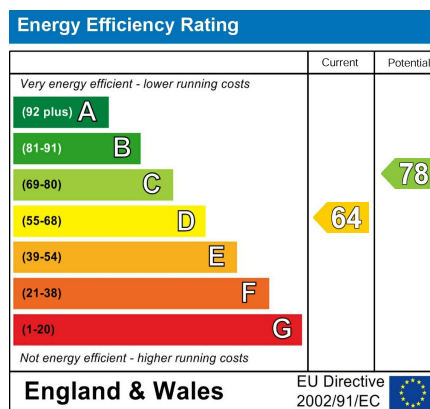
Approximate Gross Internal Area 576 sq ft - 53 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Robinson Sherston



Guide Price  
£210,000

31 Orchard Walk, Watlington

A well arranged ground floor garden flat with conservatory in the centre of this attractively landscaped retirement development having private parking, communal gardens and resident warden. Age qualification of 55

- Sought after ground floor apartment
- Private garden
- Conservatory
- Landscaped garden setting
- Private parking
- Centre of Watlington
- EPC: D

A desirable ground floor retirement apartment, close to the centre of Watlington

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





## 31 Orchard Walk

Located in the popular retirement development in the centre of Watlington, 31 Orchard walk is a much sought after ground floor apartment with a private garden.

The property has a spacious south-east facing sitting room, with views over the communal gardens, and a fitted kitchen alongside. To the rear of the property there is a double bedroom with adjoining dressing room/second bedroom and off the bedroom is a conservatory with access to the garden.

Orchard Walk is no more than a five-minute level walk from the centre of Watlington and benefits from an on site manager and a car park reserved exclusively for the residents.



## Outside

The property benefits from a low maintenance private garden with useful storage shed.

## Communal Gardens and Parking

The development has attractive and well-maintained landscaped gardens around which the properties are situated There are a variety of specimen trees, mature shrubs and well stocked borders together with shaped lawns, an ornamental pond and seating areas. A private tarmac surfaced car-park provides exclusive parking for all residents.

## Services

Mains services: Electricity / Water / Drainage

Heating: Electric heating

On site manager: There is a resident site manager

Local Authority: South Oxfordshire District Council

Tax Band: C

EPC Rating: C

Leasehold: Approximately 86 years unexpired. There is an age qualification of 55 years for occupiers.

Service/Maintenance Charge: Approximately £2,000 per annum (includes ground rent, insurance, general maintenance, on site manager service & garden maintenance).



## 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.

## Directions

Postcode: OX49 5RD What3Words:///riverbank.stitch.tinned

## Viewings

Viewing by prior appointment with Robinson Sherston 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.*