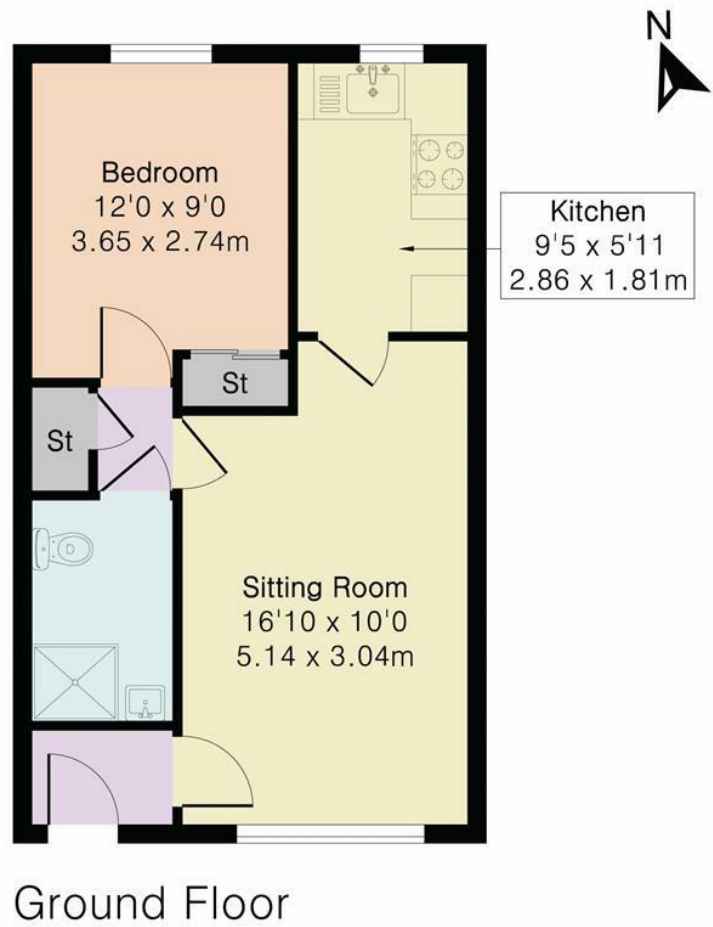
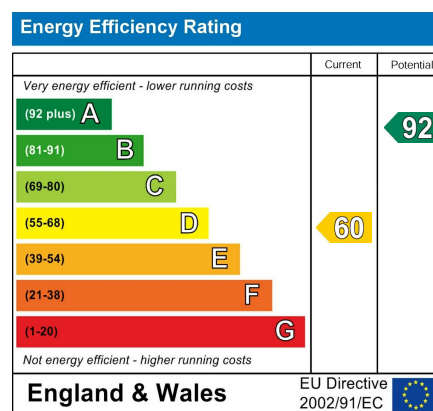


Approximate Gross Internal Area 404 sq ft - 38 sq m



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.



Guide Price
£199,000 Leasehold

34 Orchard Walk, Watlington

A well presented one bedroom bungalow in the centre of this attractively landscaped retirement development having private parking, communal gardens. Age qualification of 55

- End of terrace bungalow
- Reception Room
- 1 Bedroom
- Fitted Kitchen
- Shower Room
- Communal Gardens
- Parking
- On site manager

A one bedroom retirement bungalow close to Watlington town centre

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



34 Orchard Walk

This desirable one bedroom end terrace bungalow has a south-facing aspect over the attractive landscaped communal gardens. The accommodation includes a fitted kitchen, shower room, reception room and bedroom. The rooms are well-lit and benefit from UPVC double glazing, providing an attractive and comfortable home.

Residents of Orchard Walk have access to the attractive communal gardens and private car park and there is also an on site manager. The shops and amenities of Watlington High Street are no more than a five-minute level walk from the property.

Outside

Orchard Walk is approached via a tarmac driveway that provides access to a residents car park. The on site managers lodge is adjacent and an archway leads through to the communal gardens and approach to the houses and flats.

Orchard Walk has landscaped communal gardens that include a water feature, open lawned areas and a variety of mature trees and shrubs.

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.

Services

Mains Services: Electricity / Water / Drainage
 Heating: Electric heating
 Local Authority: South Oxfordshire District Council
 Tax Band: B
 EPC Rating: D
 Leasehold: Approximately 85 years unexpired. An age qualification of 55 exists for all occupants of the property.

Maintenance and Service Charge



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



Directions

Postcode: OX49 5RD What3Words: ///dote.rely.expectant

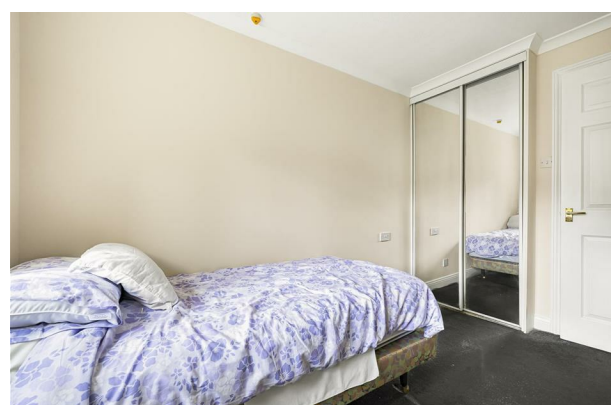
Viewings

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.