



Orchard Walk
Watlington



bonners & babingtons

Orchard Walk Love Lane Watlington OX49 5RD

Guide Price: £225,000

OVER 55's PROPERTY. A modernised 2 bedroom mid-terrace property situated in a exclusive retirement development for over 55's with on site warden and beautiful communal gardens. Within walking distance of the local village shops and amenities. Chain Free

The property consists of: entrance :hallway with downstairs cloakroom which leads to the semi open plan kitchen/reception room. The modern kitchen has ample eye and waist level storage with appliances. The spacious reception room has lovely views over the communal gardens with French doors to a small patio and overhead sun awning.

Upstairs there are two good size bedrooms, with the main bedroom benefitting from built in wardrobes and there is a modern shower room, with heated towel rail.

Outside

The property is perfectly situated to make the most of the communal gardens, socialise with other residents and make use of the walk ways and various seating areas available. There is also ample private parking available

The property is just a short walking distance into the town centre.

Other Notable Features Include: Electric heating and double glazing.
Lease 87 years
Service Charge £2060 PA





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location
 Dating back to the 9th century, Watlington is a picturesque, bustling market town (reputedly England's smallest) with a range of shops, pubs, sporting facilities & clubs, Surgery & Pharmacy, as well as outstanding Pre-School, Primary & Secondary schools. Located at the foot of the Ridgeway National Trail, Watlington is now famous for the formally endangered Red Kites.

Junction 6 of the M40 is within three miles of the town, providing easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe. Mainline stations are located at Princes Risborough and High Wycombe.



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 Band C

Ground Floor

Approx. 30.2 sq. metres (324.8 sq. feet)



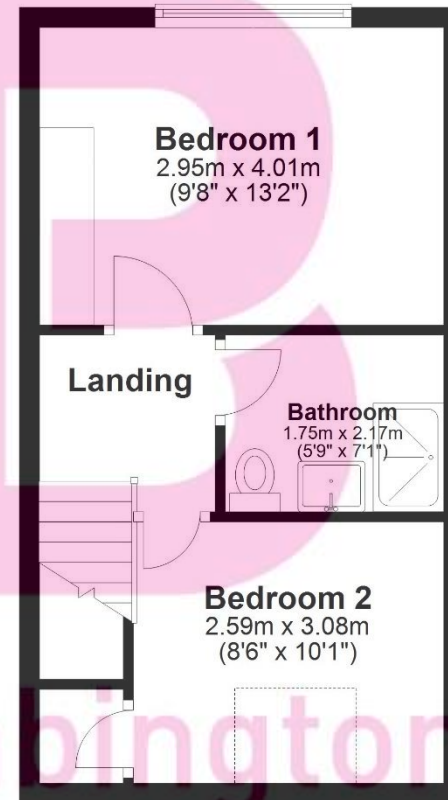
Lounge/Dining Room
7.49m (24'7") max
x 4.04m (13'3")

Cloakroom

Kitchen
10'4" x 7'

First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Bedroom 1
2.95m x 4.01m
(9'8" x 13'2")

Landing

Bathroom
1.75m x 2.17m
(5'9" x 7'1")

Bedroom 2
2.59m x 3.08m
(8'6" x 10'1")

Total area: approx. 60.2 sq. metres (648.3 sq. feet)

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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