



bonners & babingtons

Orchard Walk
Watlington

Orchard Walk Watlington OX49 5RD

Guide Price: £225,000

OVER 55`S PROPERTY. Recently modernised to a high specification, 2 bedroom ground floor apartment with open plan living, private patio area and communal gardens set on the grounds of this desirable retirement development with on site manager, within walking distance of the local village shops and amenities.

The refurbished property has new UPVC windows and doors, flooring to reception room, electric storage heaters and boiler, all 2 years old and with guarantees. The property consists of: communal entrance hallway and front door to the apartment. Hallway where all rooms lead from. The master double bedroom has recently benefited from large fitted wardrobes and re-decoration and overlooks the communal garden space to the rear of the building, bedroom two, currently a studio, is of similar size and shares the same view. The shower room has a double shower and heated towel rail.

The open plan kitchen /reception room is the heart of this cosy property with a dual aspect that offers an abundance of natural light. The newly fitted Wren kitchen with breakfast bar, has ample waist and eye level units, integrated slimline dishwasher, electric hob and oven and space for washing machine and fridge freezer. The seating area is a sociable space with room for comfortable furniture and boasts a modern electric fireplace and French doors to the pretty patio area.





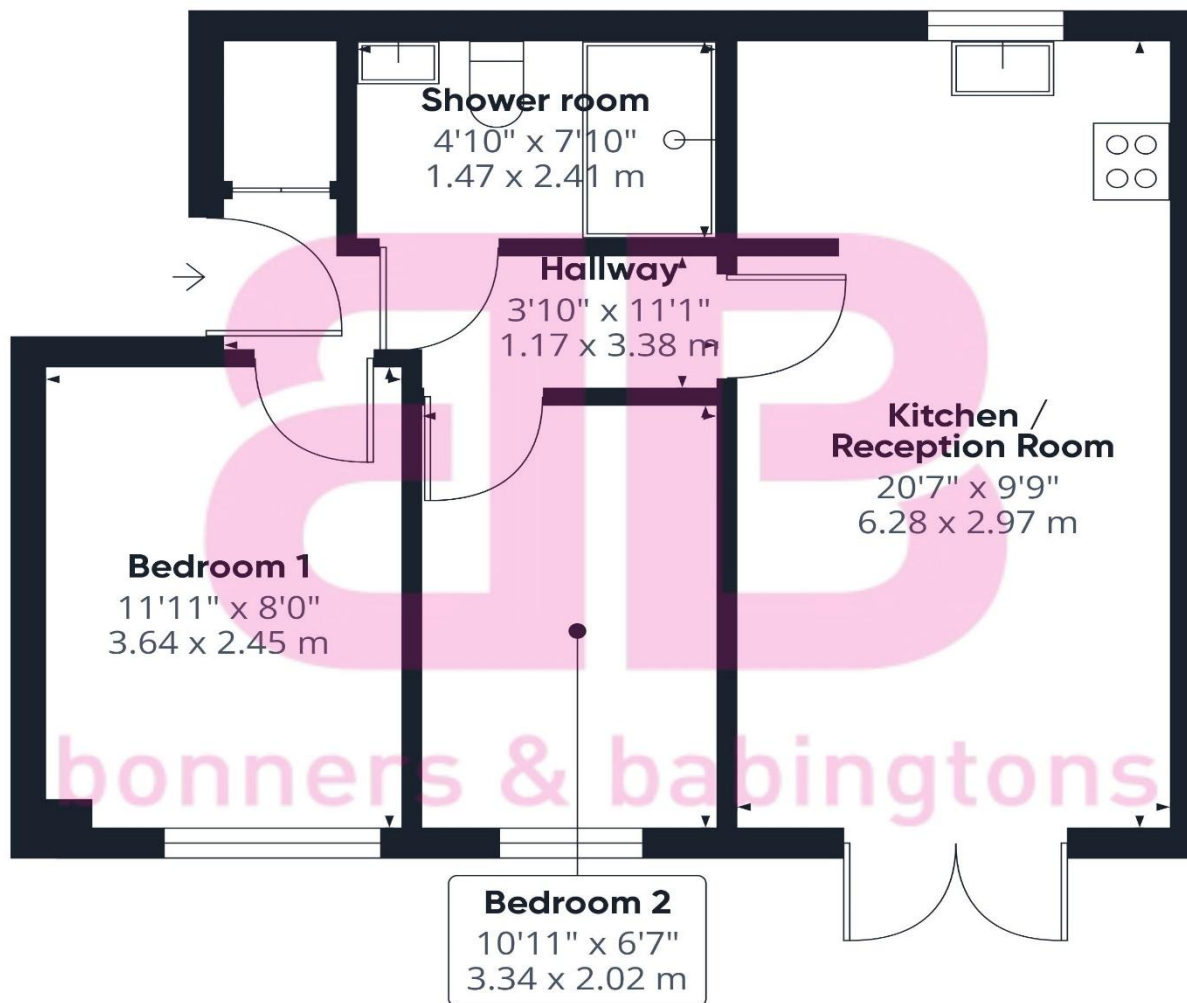
Other notable features:
On site parking

Location
Watlington
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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

460.48 ft²
42.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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