

PROPERTY AGENTS

**JP**Knight



High Street, Watlington OX49 5PZ





## High Street, Watlington

A stunning ground and first floor duplex apartment set off the High Street in this quiet, town centre location with secure gated access to the property and parking. There is an internal courtyard (shared with one other apartment). The property is finished to a superb specification with bathroom and separate shower/wet room, along with 2 double bedrooms, both with fitted wardrobes, a living room (with bi-fold doors to the outside) and a luxury kitchen (with French doors to the inner courtyard). The property is just moments from all the amenities in the town and features secure parking, bicycle rack and a lockable basement store.



## Tenure - Leasehold

### Accommodation

The property is double glazed with electric central heating to radiators.

Entrance Hall: Electric radiator.

Shower/Wet Room: Villeroy & Bosch suite, fully tiled with a shower, low level wc and hand wash basin. It has a window, chrome radiator and down lighters.

Living Room: 14'2 x 14' The room features a wood style floor and bi-fold doors (with electric shutters) to the terrace. The room has 2 radiators and stairs to the first floor. There are fitted cupboards underneath including a:

Utility Cupboard: With a Bosch washing machine and pressurised hot water tank with electric heater.

Open way from the living room to kitchen.







Kitchen: 8'8 x 8'7 Beautifully fitted with a range of storage units and silestone worktops. It has an induction hob, extractor hood, electric oven, fridge-freezer and dishwasher. There are pelmet and down lighters, French doors open to the courtyard.

Communal Courtyard: Shared with just one other apartment it has a brick path surrounding an area of gravel with a door opening via a passage to the front.

Stairs to Landing.

Bedroom 1: 13'9 x 13'7 (irregular shape) Double aspect with fitted wardrobes and 2 radiators.

Bedroom 2: 14'6 x 8'6 Window, fitted wardrobes and radiator.

Bathroom: Luxuriously fitted with a white 3-piece suite including a shower unit and screen above the bath, tiling, chrome radiator, large wall mirror.

Outside

Allocated Parking Space.

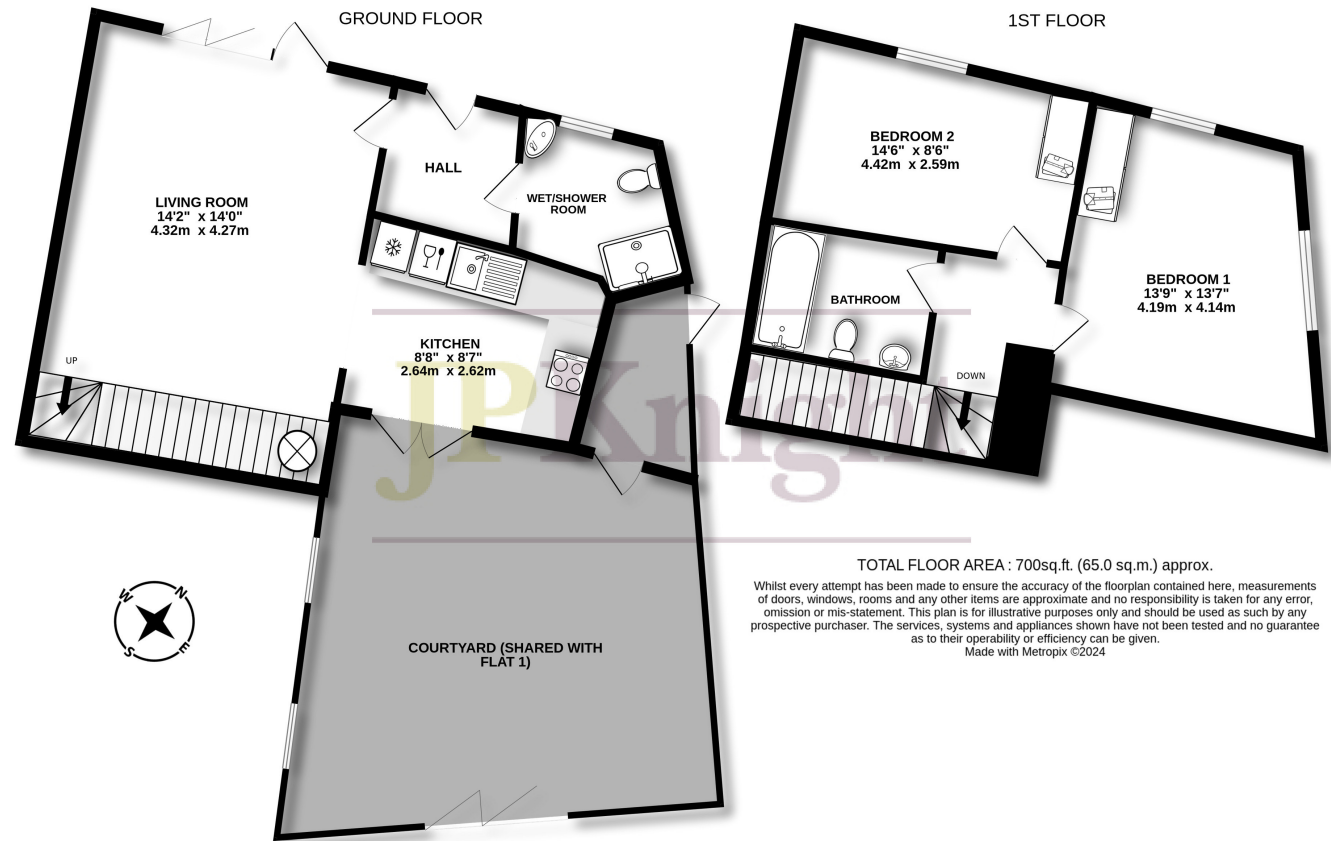
Basement Store: 5'11 x 3'11 and 6'3 high. Approached via the Couching Street entrance steps lead down to the basement where the secure store is located.



Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, turn first left, on the Watlington Road (B4009) and continue for almost 6 miles, through Britwell Salome and as the road drops down into Watlington turn left into the B4009 to the town centre. Turn left into the High Street, by the town hall, the entrance to the property is immediately on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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