



33 WALTHAM COURT

MILL ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Goring Station, High Street Shops & River - ½ mile ♦ Pangbourne on Thames - 5 miles ♦ Wallingford - 5 miles ♦ Reading - 10 miles ♦ Henley on Thames - 12 miles ♦ M4 at Theale (J12) - 10 miles (Distances approximate)

Situated within walking distance of local amenities, station, central High Street shops and the River Thames, a spacious ground floor 1 bedroom Apartment recently refurbished, being part of a small select development of Retirement properties in village location.

- ♦ Private location in attractive tree lined setting
- ♦ Entrance Hall
- ♦ Store Cupboard
- ♦ Spacious Sitting Room/Dining Room with bay window
- ♦ Kitchen
- ♦ Double Bedroom with large built in wardrobe
- ♦ Shower Room
- ♦ Professionally landscaped communal gardens and grounds
- ♦ Resident and visitor parking space
- ♦ External Store Cupboard
- ♦ Minimum age requirement 55
- ♦ 24 hours a day, 365 days a year "Careline" response service



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the beautiful Thames Valley set between the Chiltern Hills and the Berkshire Downs approx. midway between Reading and Oxford, the area know geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire village of the Year' and also the coveted 'South England' title.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Locally there is a first class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, on the Berkshire side of the river, is another picturesque village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

Waltham Court is a bespoke development comprising 14 ground and first floor Apartments in an exclusive retirement complex built in 1988 to a high standard of specification. Situated in a tree fringed location off Mill Road with local bus services and shop close by, and within easy reach of the station, High Street shops and River.



Traditionally constructed incorporating a Cottage theme in architectural design, the buildings have differing elevations of red brick, whitened rendering and part tile hanging to first floor, under pitched and gabled slate roofs with tiled dormers.

PROPERTY DESCRIPTION

33 Waltham Court has been recently refurbished to include new oak flooring, new kitchen and shower room. Conveniently arranged ground floor accommodation including a spacious reception room with feature fireplace, large kitchen, double bedroom with deep fitted wardrobes and a shower room, all leading off a central hallway. The electric heating is complimented by quality primary double glazed windows and front door.

The property benefits from a 24 hours a day, 365 days a year "Careline" service run by Medvivo, who are under contract with Stonewater Ltd.

Waltham Court also provides additional benefits for the benefit of Residents and Guests namely:-

- ◆ Social functions including coffee mornings
- ◆ Mobile library once a month

OUTSIDE

Approached off Mill Road is an entrance drive leading to the specified Parking Areas which have marked bays for resident and visitor parking. The Apartments are arranged around and directly overlook attractive gardens with lawns and colourful beds and borders containing a variety of roses, shrubs and specimen ornamental trees. A wide surrounding footpath gives easy pedestrian access around all sides. Mill Road is situated off the Wallingford Road and at the further end merges into Cleeve Road which leads into the village High Street.

TENURE

Stonewater Ltd will be responsible for issuing a new 99 year Lease, subject to Terms being agreed including the placing of a £100 deposit which is required once an offer has been accepted – securing the property for a period of 6 weeks or longer by specific arrangement. Stonewater's policy is also to meet any proposed purchaser at an early stage. Purchasers are responsible for meeting the Stonewater's legal costs in drawing up the new Lease.

OUTGOINGS

Each Apartment pays a monthly service charge covering the cost of garden and grounds maintenance, Buildings Insurance, cleaning of external windows, and of all common areas and pathways. This charge includes the maintenance and redecoration of the external parts of the Apartments.

Currently the calendar monthly charge for a 1 bedroom Apartment is £58.67. Management charges are reviewed annually.



33 Waltham Court, Goring on Thames, RG8 9DJ


Approximate IPMS2 Floor Area = 54.6 sq m / 588 sq ft

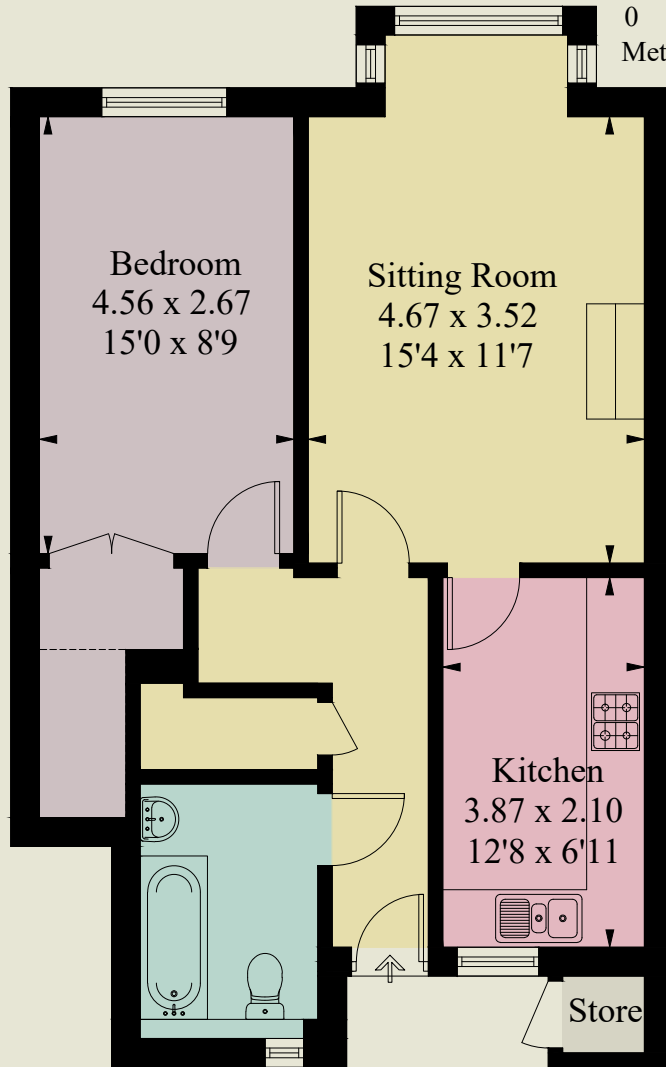
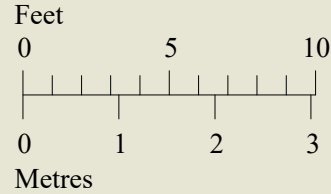
Limited Use Area = 1.5 sq m / 16 sq ft

Store = 0.7 sq m / 7 sq ft

Total = 56.8 sq m / 611 sq ft



 = Reduced head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 226730

GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Heating is from electric night storage heaters and hot water from immersion heater.

Council Tax: B

N.B. For single occupancy there is a 25% reduction

Energy Performance Rating: D / 67

Postcode: RG8 9DJ

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the central part of the village, turn right and proceed up the High Street, taking the first turning left past the shops into Cleeve Road. Continue along until the end of Cleeve Road and at the bottom of the hill bear sharply round to the right into Mill Road. Immediately after going under the railway bridge take the next turning left into Waltham Court. No.33 will be found along on the right hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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