



Blewbury Court, Cholsey, OX10 9GS
£345,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Positioned in the green surroundings of Cholsey Meadows is this impressive residence offering spacious rooms, stunning views and an immaculate finish.

Accessed via the communal door and up one flight of stairs is 9 Blewbury Court. Once inside there is the main hallway providing access to all the rooms, opening up to the kitchen/diner and living space at the end. The first of two bedrooms are on your left with the sleek family bathroom on your right. Further on there is the main double bedroom with beautiful countryside views to wake up to. Opposite is then incredibly useful separate utility room and additional study room.

The end of the hallway then leads into the open plan kitchen/diner and lounge we bay window views that can't be ignored. The kitchen provides fully built in appliances with upgrades including a Corian moulded sink and additional breakfast bar area.

This apartment provides a superb combination of space and modern fittings wrapped inside an attractive, historic building. With Gas Central Heating and allocated parking, practical elements are taken care of, whilst the high ceilings and modern finish provide an impressive home.





Key Features

- Two Double Bedroom First Floor Apartment
- Large Study/potential to be used as 3rd Bedroom
- Offered for sale with no onward chain
- Allocated Parking
- Elegant spaces and high ceilings
- Beautiful location and views
- Long Lease



The Location

Cholsey Meadows was established 2012 and is home to a converted former Victorian Hospital set in over 100 acres of grounds. The development offers open spaces, a play area, Great Hall and cricket pitch. There is also access to the River Thames and it is within close proximity to the village of Cholsey with several shops including a Tesco local store, pharmacy, hairdressers, cafe, several public houses, restaurants and a superb family butcher.

A huge draw to the village is its train station located on the main line from Oxford to London (and Reading). The village also provides large sports fields, tennis & sports clubs and social events as well as access to countryside walks and easy drive-able access to the nearby market town of Wallingford.

Material Information.

EPC Rating; B

Council Tax Band; D

Lease & Service Charges; 999 year lease dating from 1 October 2011. There is an annual ground rent of £200 and current service charge of £2,700 (which includes buildings insurance). These charges are reviewed annually in April.

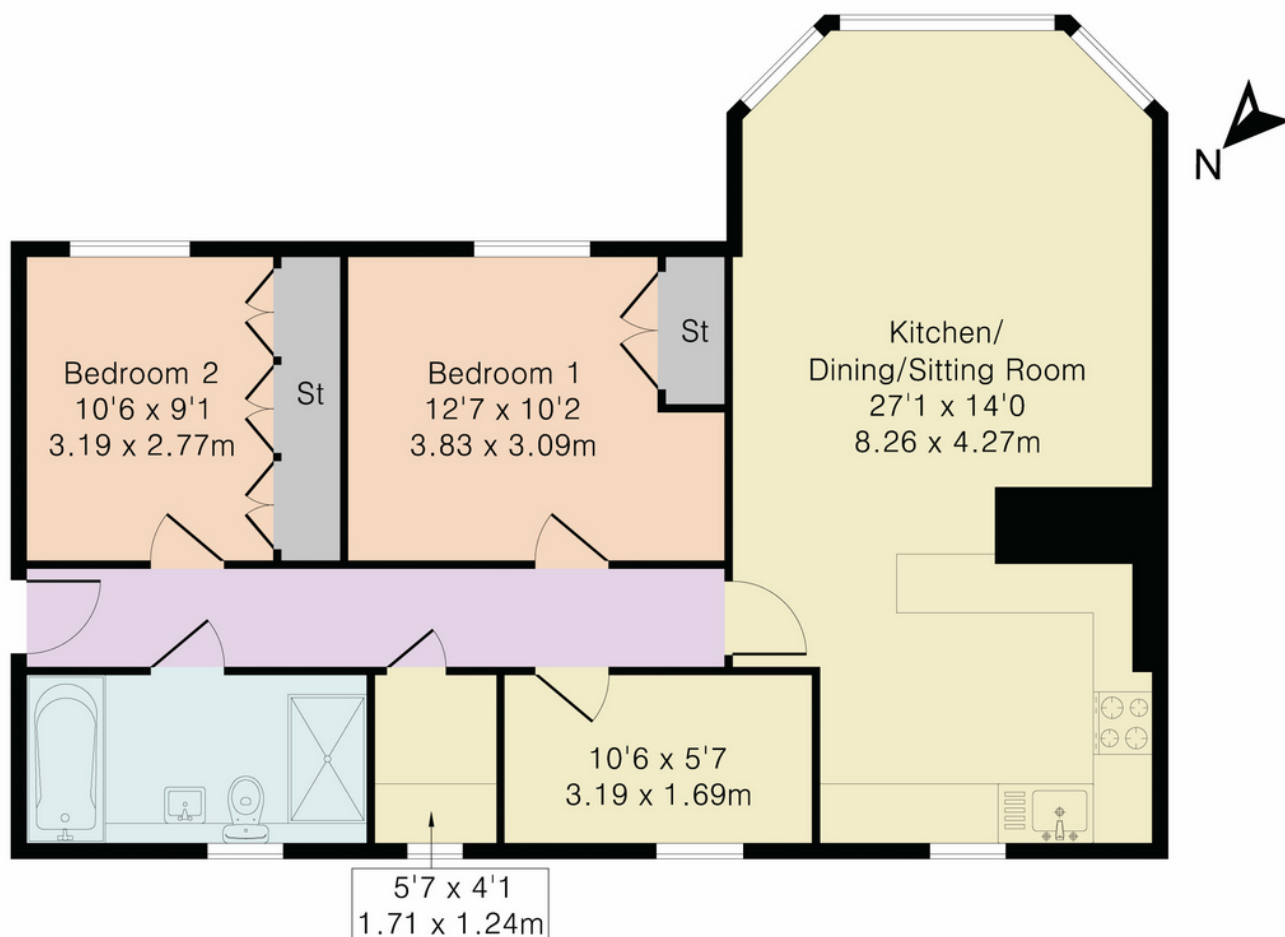
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Approximate Gross Internal Area 829 sq ft – 77 sq m



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Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk



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