



8 Woodward  
Cholsey, Oxfordshire, OX10 9FS



JAMESGESNER  
- ESTATE AGENTS -





**8 Woodward  
Cholsey  
Oxfordshire  
OX10 9FS**

**OIEO £250,000 LEASEHOLD**





A well presented first floor apartment offering over 700 feet of accommodation to include an open plan and fully integrated kitchen/living/dining room with French doors to a Juliet balcony, two large double bedrooms with an en suite to master bedroom and a family bathroom. Full uPVC double glazing, gas central heating, allocated parking, bike shed and communal entrance hallway with entry phone system.

Ideally situated within this sought after development set within 100 acres of parkland on the banks of the River Thames and just a 15 minute walk to Cholsey Village and train station.

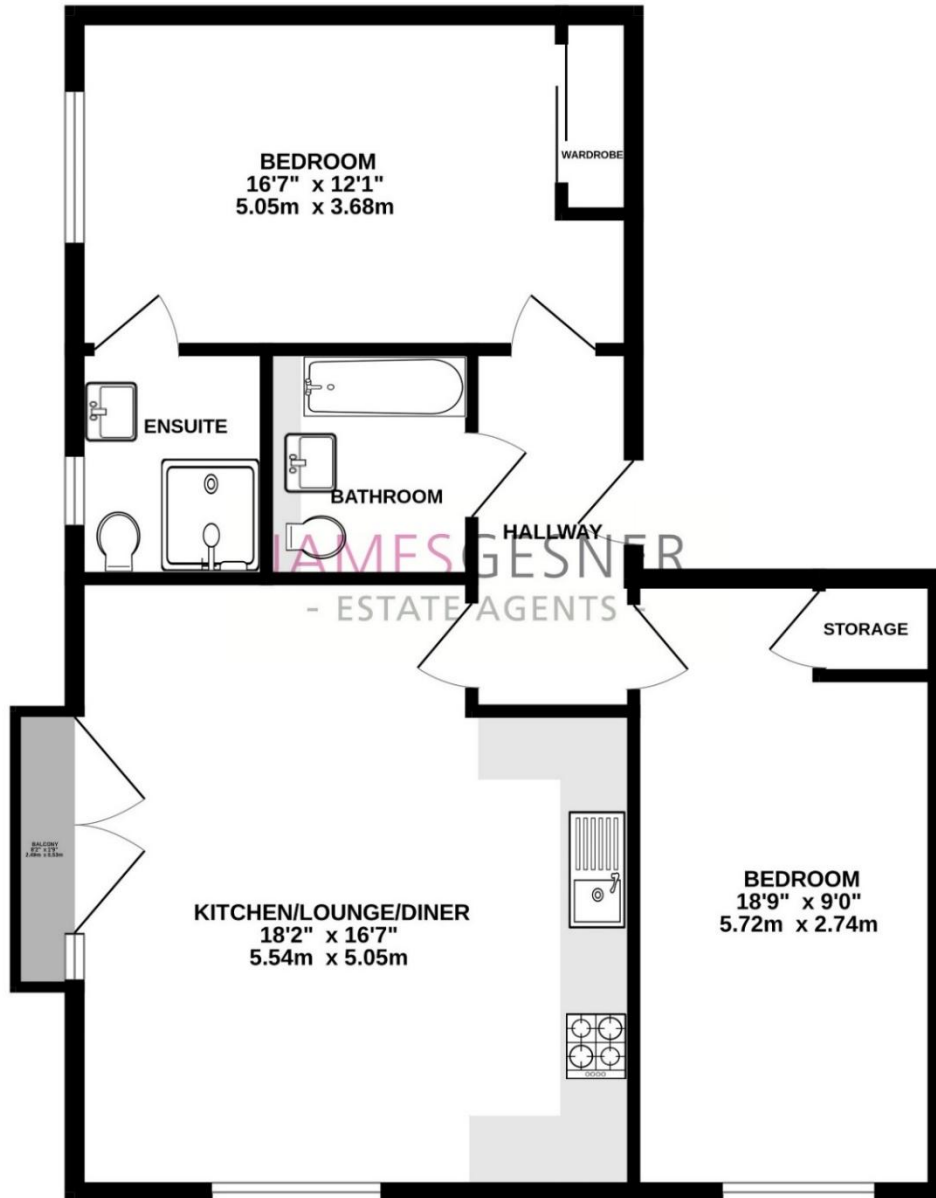
Cholsey is a popular village located to the south of the market town of Wallingford and is a bustling community with fantastic amenities. There is a well-regarded village primary school as well as several high quality independent and other state schools nearby, together with local shops including a Tesco Express, pharmacy, family run butchers, two cafes and hairdressers.



The village has a mainline railway station giving direct access to Reading, Oxford, and London Paddington. The A34, M4 and M40 are all within easy reach. Easy access can be found to the River Thames and open countryside with the Berkshire downs close by for those who enjoy walking.



FIRST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (85-95) <b>A</b>                            |         |           |
| (81-84) <b>B</b>                            |         |           |
| (75-80) <b>C</b>                            | 75      | 75        |
| (69-74) <b>D</b>                            |         |           |
| (63-68) <b>E</b>                            |         |           |
| (55-62) <b>F</b>                            |         |           |
| (47-54) <b>G</b>                            |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

TOTAL FLOOR AREA : 741 sq.ft. (68.8 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.

Made with Metropix ©2024

**JAMESGESNER**  
- ESTATE AGENTS -

**James Gesner Estate Agents**  
72 Broadway Didcot, Oxon OX11 8AE

**t: 01235 519888**

**t: 01491 522222**

[www.jamesgesner.co.uk](http://www.jamesgesner.co.uk) [info@jamesgesner.co.uk](mailto:info@jamesgesner.co.uk)