

PROPERTY AGENTS

JPKnight



Frilsham Court, Cholsey OX10 9GA



Frilsham Court, Cholsey

A beautiful and spacious apartment in this luxury conversion of a former Victorian hospital, Grade II listed, complete with 10ft ceilings and tall sash windows. Set on the second floor there are fabulous far reaching views across protected parkland running down to the River Thames and Chiltern Hills beyond on 100 acres of grounds.

There are two double bedrooms, two bathrooms and an impressive 24' x 23'7 open plan living space incorporating sitting, kitchen and dining areas. It has a designated parking space nearby.



Tenure - Leasehold

The property is double glazed throughout with gas central heating to radiators and a Titan air circulation system.

Accommodation

Door and stairs to large private landing: Window to front, two large storage cupboards.

Front Door to Entrance Hall: Wood style floor, utility cupboard with appliance space, airing cupboard, radiator.

Open Plan Kitchen/Living/Dining Room: 24'1 x 23'7 (max L-shaped) Four windows over-looking landscaped gardens, wood style floor, range of storage units and worktop, induction hob with extractor hood above, double oven, integrated fridge/freezer and dishwasher, stainless steel sink unit, three radiators, downlighters.





Bedroom 1: 13'5 x 10'10 Window to front, fitted wardrobe, radiator.

Ensuite Shower Room: Window to front, white three-piece suite including large shower, tiling, mirror, downlighters, chrome radiator, cupboard, boiler.

Bedroom 2: 13'6 x 10'5 Window to side, fitted wardrobe, radiator.

Bathroom: White three-piece suite including bath with hand shower, tiling, mirror, chrome radiator, downlighters.

Outside

The property has a designated parking space with ample visitor spaces and bike stores close by.

Sitting in 100 acres of communal grounds attractively landscaped and surrounding the building, with meadowland leading down to the River Thames.

There is an active community surrounding the cricket green and pavilion and many clubs and activities in the Great Hall.



Directions

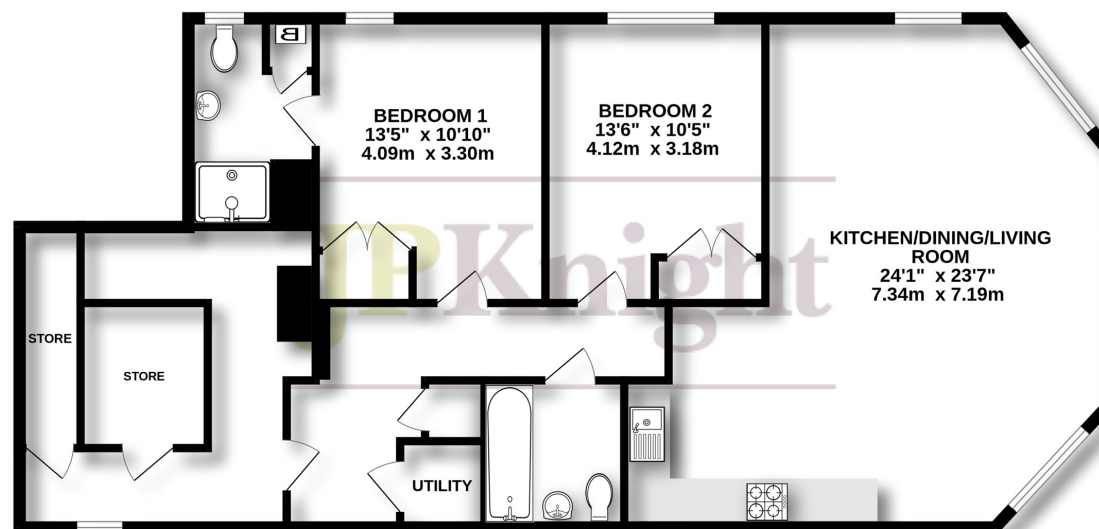
Turn left from our offices into St Martin's Street, into St Mary's street, it becomes the Reading Road: follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the new apartments, turn left into Rotherfield Road then turn right in front of the old building and the entrance is in the left hand corner. There is a site map on the corner

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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.



SECOND FLOOR



TOTAL FLOOR AREA : 1124 sq.ft. (104.5 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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