



Castle Square, Benson, OX10 6SD
£275,000 Share of Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offered to the market with no onward chain is this beautifully presented Grade II listed first-floor duplex apartment. With over 1000 square feet of accommodation the property is filled with character with modern comfort throughout.

With over 1180 square feet of accommodation this spacious apartment features a 26ft sitting room with dual sash windows and feature fireplace plus a modern kitchen/ diner with integrated appliances. Arranged over two levels, the apartment offers two generous size double bedrooms with high ceilings. Being located as centrally as this apartment is it takes advantage of the fantastic amenities the village has to offer including a doctors surgery dentist local shops a co-op store pubs and a newly opened cafe bar. The River Thames at Benson Marina is only a short walk away as is the regular bus route into Oxford and Reading.





Key Features

- Grade II listed duplex apartment
- Generous sized living room with sash windows and feature fireplace
- Kitchen/diner with integrated appliances
- Two double bedrooms
- Character features throughout
- Desirable village location
- No ground rent or service charge - Maintenance of the freehold split 50/50
- Share of freehold - 980 years remaining on the lease



The Location

With its enviable location and excellent transport links, Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.

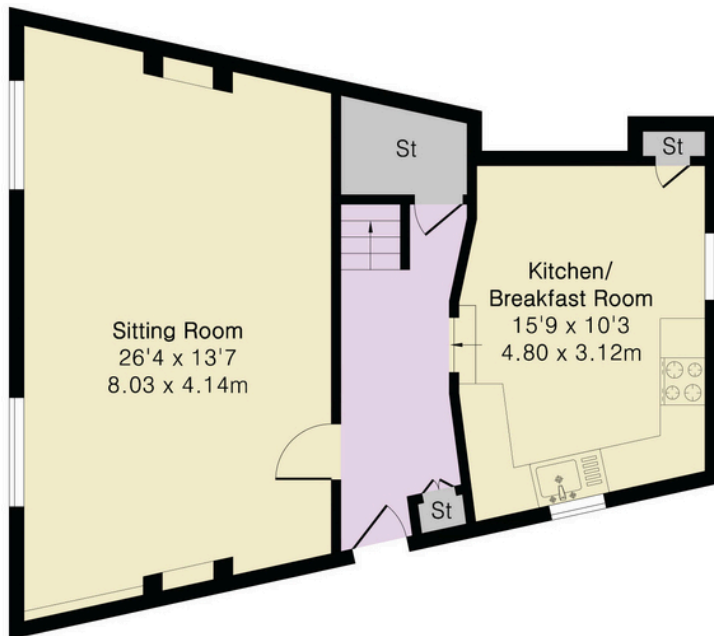
Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Share of freehold - 980 years remaining on the lease - no ground or service charge is payable - Maintenance of the freehold is split 50/50 on an adhoc basis. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has no allocated parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property.



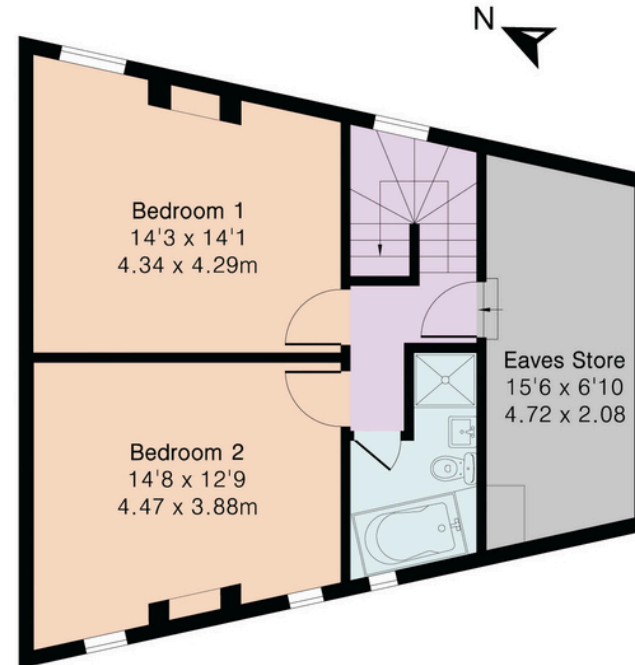
Approximate Gross Internal Area 1022 sq ft - 95 sq m

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 432 sq ft – 40 sq m



Ground Floor



First Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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