



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

3 Blewbury Court, Cholsey, OX10 9GS



CHOLSEY

Cholsey is a thriving and well connected village offering an excellent range of amenities including a highly regarded primary school, Tesco Express, pharmacy, traditional butcher, cafes and hairdressers. The village boasts an active community. Transport facilities include a mainline railway station providing direct services to Reading, Oxford and London Paddington (55 mins). There is a bus stop outside of the estate with local services to Wallingford.

Fairmile is set in 100 acres of picturesque parkland leading down to the river Thames, there are fantastic communal facilities: cricket pitch, play park, allotments and a communal hall available for functions.

Bedrooms 2 | Bathrooms 1 | Receptions 1 | EPC C



3 BLEWBURY COURT

Set within the attractive landscaped grounds of the Cholsey Meadows development, and just 300 metres from the river Thames, this first floor 2-bedroom apartment forms part of a striking Grade II listed Victorian hospital conversion.

With no onward chain, the accommodation includes a secure intercom entry system, an entrance hall, open plan living/dining/kitchen with integrated appliances, main double bedroom, plus a further double bedroom and smaller study/home office and a family bathroom. The property benefits from an allocated parking space as well as additional visitor spaces. All rooms benefit from 11ft high ceilings and an attractive outlook of far reaching countryside views towards the river and country side through double height sash windows.

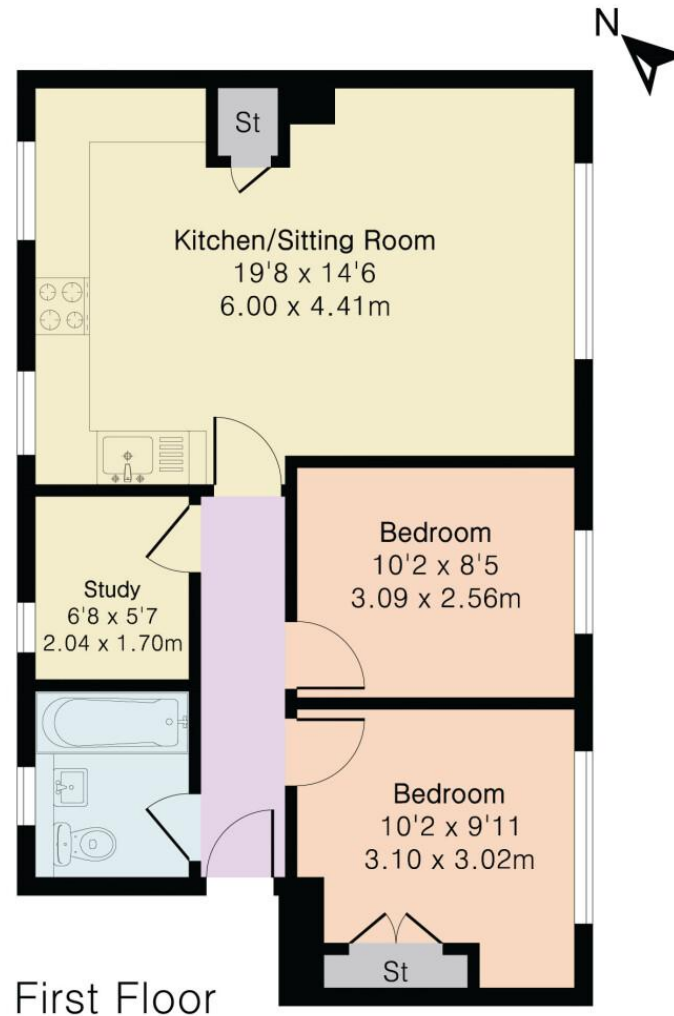
Residents of Cholsey Meadows benefit from an outstanding range of shared amenities, including a cricket pitch, children's play area, allotments, cafe, hairdressers and the Great Hall, all contributing to the unique sense of community that defines this sought after South Oxfordshire development.

There are good transport connections from the Cholsey mainline station to Reading, Oxford and London Paddington (55 minutes) and a local bus stop outside the development.

All mains services are connected to the property. Heating and hot water from a gas fired boiler located in the kitchen.



Approximate Gross Internal Area 608 sq ft - 56 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

SERVICES

Mains gas, mains water and mains drainage.

Council tax band: C

South Oxfordshire District Council

Leasehold: 984 years remaining

Ground rent: £568.58 p/annum
Service Charge: £3,378.62 p/annum

**VIEWINGS STRICTLY BY
APPOINTMENT THROUGH
MORGAN & ASSOCIATES**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates
The Old Garage, The Green, Great Milton, OX44 7NP
Tel: 01844 279990 | Email: property@morganandassociates.co.uk
www.morganandassociates.co.uk



MORGAN & ASSOCIATES
VILLAGE PROPERTY CONSULTANTS