



16 Hermitage Court, Wallingford, OX10 9GE

Guide Price £300,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Formerly a Victorian hospital, this fabulous Grade II listed, top-floor apartment offers fantastic open plan living space with 11ft high ceilings, plus an attractive outlook looking over the private grounds through double height sash windows.

This immaculately presented and well-maintained accommodation includes: a spacious entrance hall with additional storage, open plan living/dining/kitchen with integrated appliances, two double bedrooms with the main bedroom benefitting from an En-suite shower room, plus a modern white bathroom suite. The property also benefits from allocated parking as well as additional visitor spaces. Cholsey Meadows benefit from the shared use of the landscaped 100-acre communal grounds, which include a cricket pitch, children's playground, and allotments. The grounds also give access to the River Thames and Thames footpath. To fully appreciated the location and presentation of this apartment, viewings are highly recommended.

Estate charge (HPS) = £568.58 pa. 999-year lease dating from 01/10/2011, Service charge (Service Charge) = £3378.62 pa & (Ground Rent) = £200.00 pa Total = £3578.62 pa.





Key Features

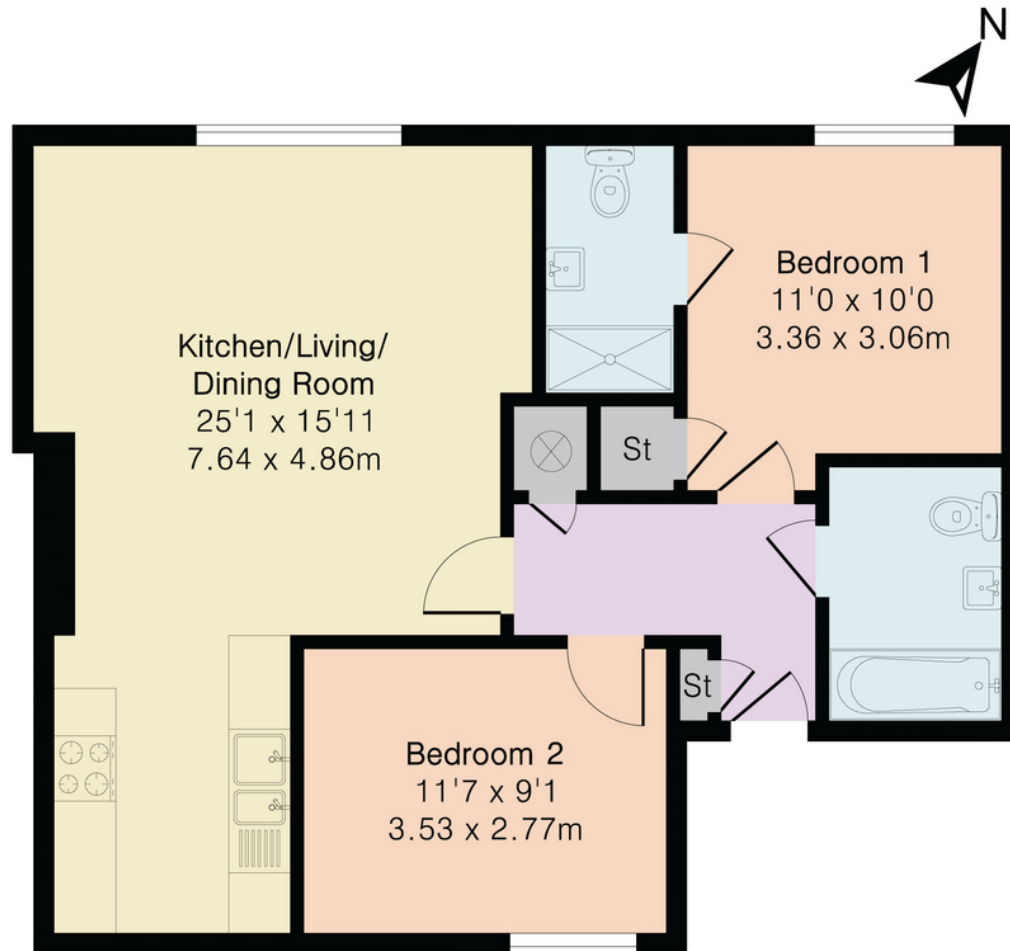
- Grade II Former Victorian Hospital Conversion
- Two Bedrooms & Two Bathrooms
- Large Open Plan Kitchen/Dining/Living Room
- Top Floor Apartment
- Access To 100 Acre Grounds & Gardens
- Allocated Parking & Visitor Spaces

The Location

Some material information to note. Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking. Ofcom checker indicates standard to superfast broadband is available at this postcode with the possible exception of ultrafast. Ofcom checker indicates mobile availability could be restricted with some of the major providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 695 sq ft - 65 sq m



Second Floor



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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