



12a Ipsden Court, Cholsey, OX10 9GD



## 12a Ipsden Court, Cholsey

NO ONWARD CHAIN- Originally built in 1860 and rebuilt between 2012 and 2015 this Grade II listed property is a beautifully presented two bedroom, two bathroom apartment in the wonderful grounds of Cholsey Meadows.

Cholsey rail station is within walking distance and with frequent direct trains to London Paddington.

## Tenure - Leasehold

The home has been really well looked after and is available with no onward chain.

There is an abundance of space with the impressive size of the property, almost 1200 sqft. There are far reaching views over the sports field and lake beyond. The home is incredibly practical with two bedrooms, both with en-suites and vast storage. The living room is a light and open space with period features of big double pairs of tall sash windows.





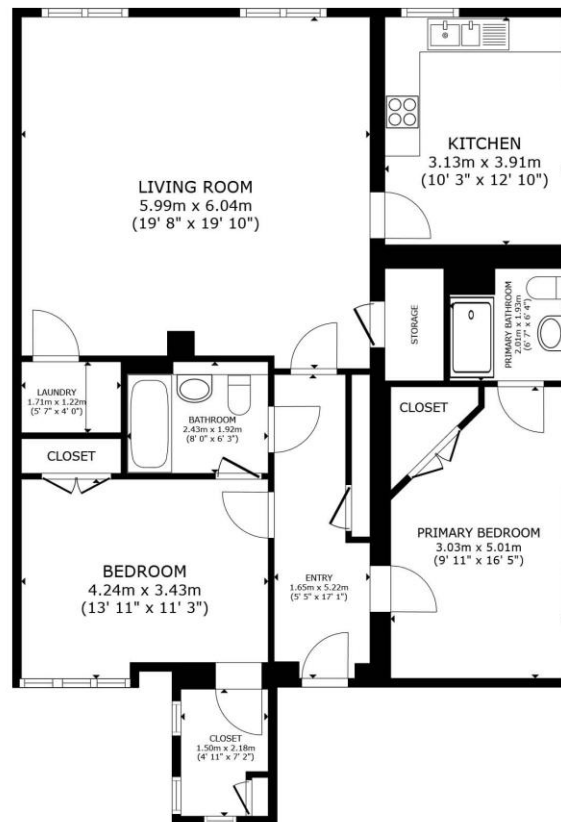
The kitchen is separate to the living area and particularly well equipped with a modern finish and built in appliances, dishwasher, fridge / freezer, hob and oven. There is a handy laundry cupboard in the living room too.

The development features delightful communal gardens, both allocated and visitor parking. There is parkland crisscrossed with pathways down to the Thames and a cricket ground set just by the development.

Directions: Turn left from our offices in St Matins Street and continue through Market Square into Reading Road. Take the second exit over the roundabout onto A329 for 1.4 miles then take the second entrance onto the development and turn right at the Swan statue then first left into the car park. Walk through blue double doors, turn right follow the corridor down some steps outside to the brick wall, follows this all the way along to the courtyard which you access through iron gates on the left and the property is on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	64 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.



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 109.7 m<sup>2</sup> (1,181 sq.ft.)  
 TOTAL : 109.7 m<sup>2</sup> (1,181 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.