



Blewbury Court, Cholsey OX10 9GS



## Blewbury Court, Cholsey

A fabulous 1<sup>st</sup> floor apartment set in this magnificent Grade II listed former Victorian hospital converted by renowned developer, Thomas Homes. Built in 1870, the stunning interior is full of period charm including 10' ceilings and sash windows. The property has two bedrooms and two bathrooms along with a superb open plan living/dining room/kitchen. Set on this sought after development with over 100 acres of parkland running down to the River Thames, it is within walking distance of Cholsey train station.

## Tenure - Leasehold

### Accommodation

The property has central heating to radiators and double glazed sash windows throughout.

Communal front door with stairs to first floor.

Front door to:

Entrance Hall:

Telephone entry system for communal front door:  
radiator.

Utility cupboard, space for washing machine,  
Airing cupboard.





Living/Dining Room/Kitchen: 28'5 x 18'  
A superb open plan living area with high 10' ceilings and tall Sash windows to side and rear: three radiators.

Kitchen Area:  
Sash window to rear, high ceiling, stylish range of storage units, worktops, stainless steel sink. The kitchen has an integrated induction hob, extractor hood, electric oven, dishwasher, fridge and freezer. Pelmet and down lighters, gas boiler.

Bedroom 1: 13'7 x 12'  
Double aspect with tall sash windows to rear and side, radiator.

En Suite Shower Room: White 3-piece suite including tiled shower cubicle, hand wash basin and low level WC. There are part tiled walls, a sash window, down lighters and chrome radiator.

Bedroom 2: 11'8 x 8'8  
Fabulous views across the communal meadow at the rear via a twin sash window: radiator.

Bathroom: Fitted with a white three piece suite, part tiled walls, large mirror, chrome radiator and down lighters.

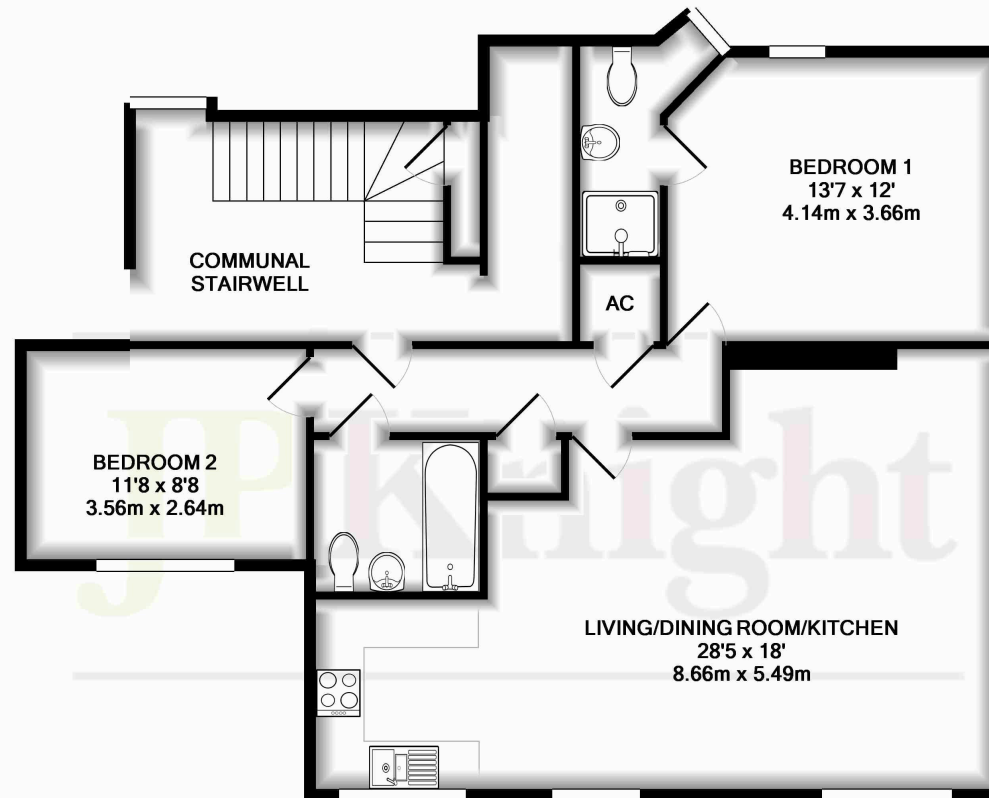
Outside  
Allocated parking space, visitor parking.  
Communal Grounds: Including meadowland running down to the Thames.



**Directions:**

Turn left from our offices into St Martin's Street, follow this through Market Place heading south through town and out onto the Reading Road. Follow the road across the large roundabout onto the A329 and continue for 1.4 miles. After the layby take next left into Cholsey Meadows. Follow the road around right hand bend and proceed straight ahead parking in the communal parking area. Walk around the corner where a courtyard leads to Blewbury Court.

**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.



TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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