



Blewbury Court, Cholsey OX10 9GS



Blewbury Court, Cholsey

A fabulous three bedroom apartment in this luxury conversion of a former Victorian hospital, Grade II listed, complete with 10' ceilings and sash windows: set on the 2nd floor there are far reaching views across protected parkland running down to the Thames and the Chilterns beyond.

Set within landscaped grounds there is a parking space, as well as visitor parking and it is within walking distance of the train station.

The property is double glazed with gas central heating to radiators and a Titan ventilation system to maintain low running costs.



Tenure - Freehold

Accommodation

Communal Entrance Hall:
Stairs to 2nd floor.

Entrance Hall:
Down lighter, large cupboard (7' deep) with window.

Reception Hall: 26'2 x 11'10 (L-shaped)
With a 10' ceiling, radiator and airing cupboard.

Utility Room: 5'6 x 4'6
Sash window, space for washing machine and tumble drier, worktop, shelving.





Living/Dining Room/Kitchen: 21'7 x 19'10 (L shaped)
A fabulous bright living space with a twin sash window to front and triple sash window with superb views to the rear. Range of storage units, worktops, electric ceramic hob, extractor hood, double electric oven, dishwasher, fridge/freezer. Down lighters, two radiators and gas boiler.

Bedroom 1: 13'2 x 10'2
Twin sash window to rear, wardrobes, radiator.

En Suite Shower Room: White 3-piece suite, tiling, large mirror, chrome radiator and down lighters.

Bedroom 2: 12'10 x 10'8
Twin sash window to the rear, radiator, wardrobe.

Bedroom 3: 12'7 x 5'7
Twin sash window to front, radiator, shelving.

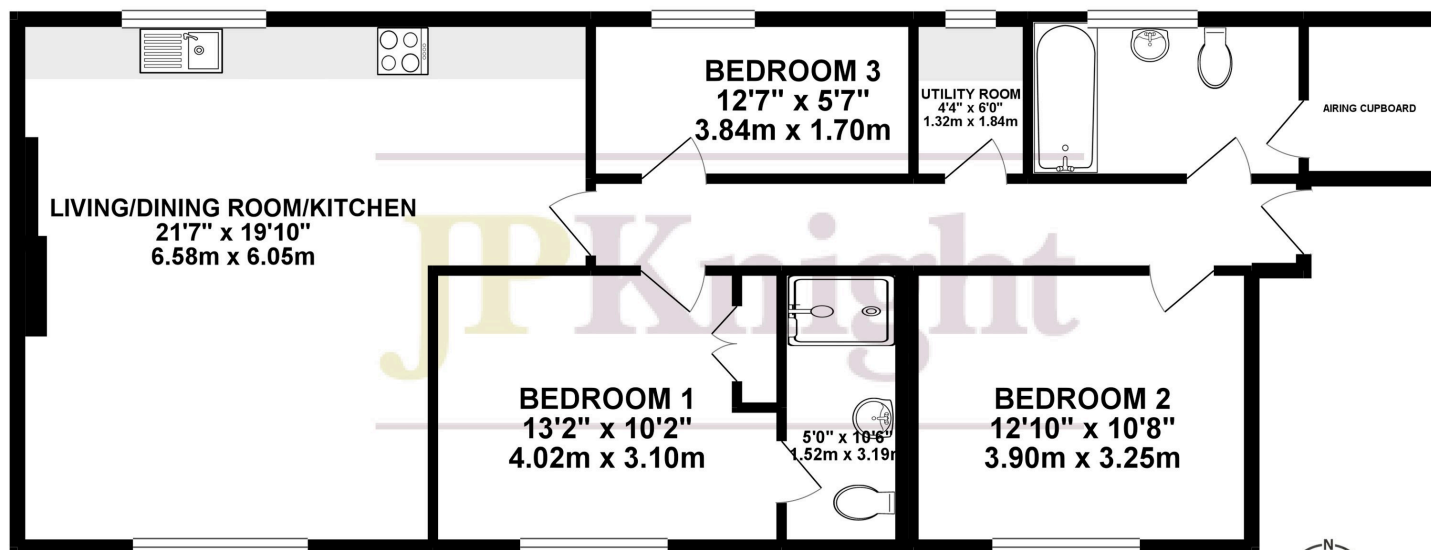
Bathroom: Fitted with a 4-piece white suite including a bath with shower above, tiling, sash window, mirror and down lighters.

Airing cupboard: 5'3 x 5'
Slatted shelves, hot water tank, Greenwood air circulations unit.

Outside
There are extensive communal gardens surrounding the buildings that have been attractively landscaped, pathways lead down past the cricket ground to the meadowland and river.
Allocated parking space.



GROUND FLOOR



TOTAL FLOOR AREA : 983.23 sq. ft. (91.35 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions;

Turn left from our offices into St Martin's Street, into St Mary's street, it becomes the Reading Road: follow the road across the roundabout onto the A329 and continue for 1.4 miles, then take the first entrance on the left into Cholsey Meadows, bear right past the new apartments, turn right into Rotherfield Road, turn first right and park near the cricket pavilion.

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.

