

PROPERTY AGENTS

JPKnight



Frilsham Court, Cholsey OX10 9GA



Frilsham Court, Cholsey

A beautiful and spacious apartment in this luxury conversion of a former Victorian hospital, Grade II listed, complete with 10ft ceilings and tall sash windows. Set on the first floor there are fabulous far reaching views across protected parkland running down to the River Thames and Chiltern Hills beyond.

There are 3 bedrooms, 2 bathrooms and an impressive 30' open plan living space incorporating sitting, kitchen and dining areas. Two parking spaces nearby.



Tenure - Leasehold

The property has double glazed sash windows throughout with gas central heating to radiators and an air re-circulation system.

Stairs to communal 1st floor, front door opens to:

Hallway: 20'3 x 3'7 Utility cupboard (plumbing for washing machine) and Greenwood air circulation system, wood floor.

Dramatic Open Plan Living/Dining Room/Kitchen: 30'3 x 29'7

Living Area: Large bank of tall double glazed sash windows with bay window to side and windows seats. Carpeted living area and wood flooring to dining and kitchen areas, wall lights.





Kitchen Area: A range of storage units and composite worktops: double electric oven, integrated fridge freezer, induction hob with extractor hood, dishwasher, and island incorporating breakfast bar.

Bedroom 1: 12' 9 x 10'3 Twin sash windows, fitted wardrobes, radiator.

En Suite Shower Room: White 3-piece suite, part tiled walls and tiled floor, large wall mirror, downlighters, radiator.

Bedroom 2: 12'9 x 11'2 Double sash window, radiator.

Bedroom 3: 14'8 x 13'7 (maximum width), sash window, cupboard housing boiler, airing cupboard with water tank and slatted shelf, radiator.

Bathroom: White 3-piece suite including bath with shower above, tiling, downlighters, large wall mirror, radiator.

Outside

2 designated parking spaces.

Communal Grounds:
Attractively landscaped and surrounding the building, set in 100 acres of meadowland leading down to the River Thames.



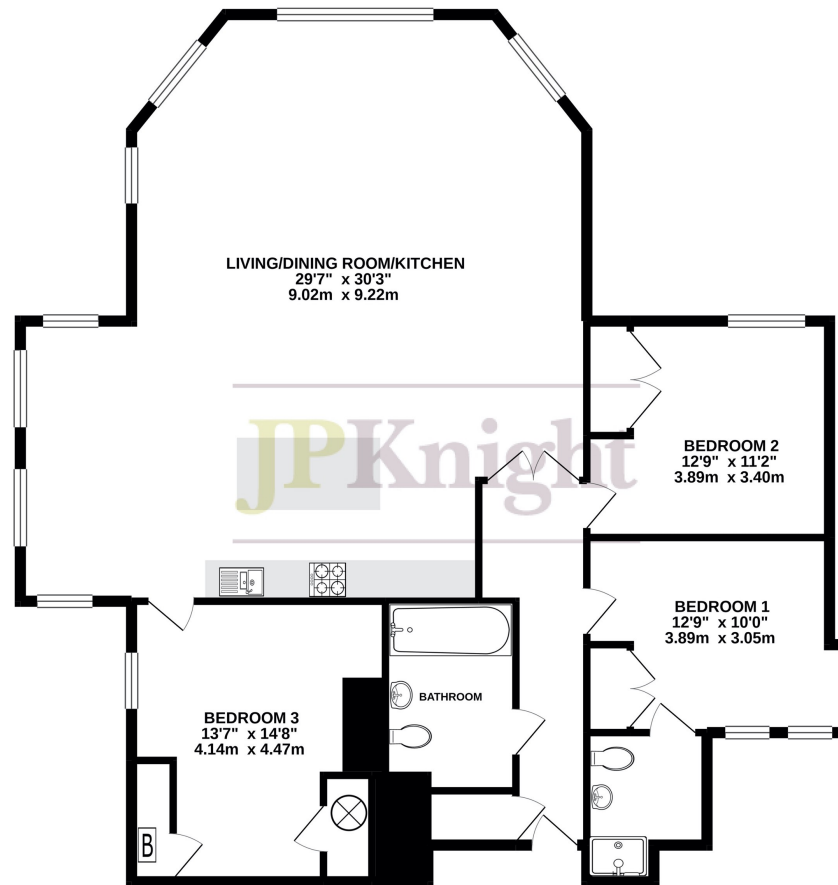
Directions:

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 left into Rotherfield Road then turn right in front of the old building and the entrance is in the left hand corner. There is a site map on the corner.

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.



GROUND FLOOR



TOTAL FLOOR AREA : 1442sq.ft. (134.0 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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JP Knight Property Agents, 50 St. Martin's Street, Wallingford, Oxon OX10 0AJ
T: 01491 834349 E: info@jpknight.net W: www.jpknight.net

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JP Knight