

PROPERTY AGENTS

JPKnight



Woodward, Cholsay OX10 9FS



Woodward, Cholsey

A modern two double bedroom, two bathroom, first floor apartment comprising a spacious open plan kitchen/living/dining room with French doors to a Juliette balcony and views over neighbouring farmland.

Ideally situated in this sought after development set within 100 acres of parkland on the banks of the River Thames and close proximity to Cholsey Village and train station.



Tenure - Leasehold

Accommodation

The property is triple glazed throughout with gas central heating to radiators and a Titan air circulation system.

Entrance Hall: Wood style flooring, entry phone system, radiator.

Kitchen/Dining/Living Room: 18'2 x 16'7

Living/Dining Area:
Bright and spacious, double aspect with French doors flanked with windows and glazed balustrade to Juliette balcony.





Kitchen area:

Modern kitchen with a range of storage units and worktop, gas hob with extractor hood above and stainless-steel splash back, integrated fridge freezer and washer/dryer, electric oven, dishwasher, gas boiler, wood style flooring to kitchen area, 2 radiators,

Bedroom 1: 16'7 x 12'1

Tall window to rear, fitted wardrobe, radiator.

En Suite Shower Room: White 3-piece suite, tiling, wood style floor, window to rear, mirror, downlighters, radiator.

Bathroom:

White 3-piece suite with panelled bath and shower cubicle above, tiling, mirror, downlighters, radiator.

Bedroom 2: 18'9 x 9'

Tall window to side, storage cupboard (housing Titan Air Circulation system) with slatted shelves

Outside

The property comes with a parking space located close-by and parking for visitors. Set in landscaped communal grounds offering country



Directions

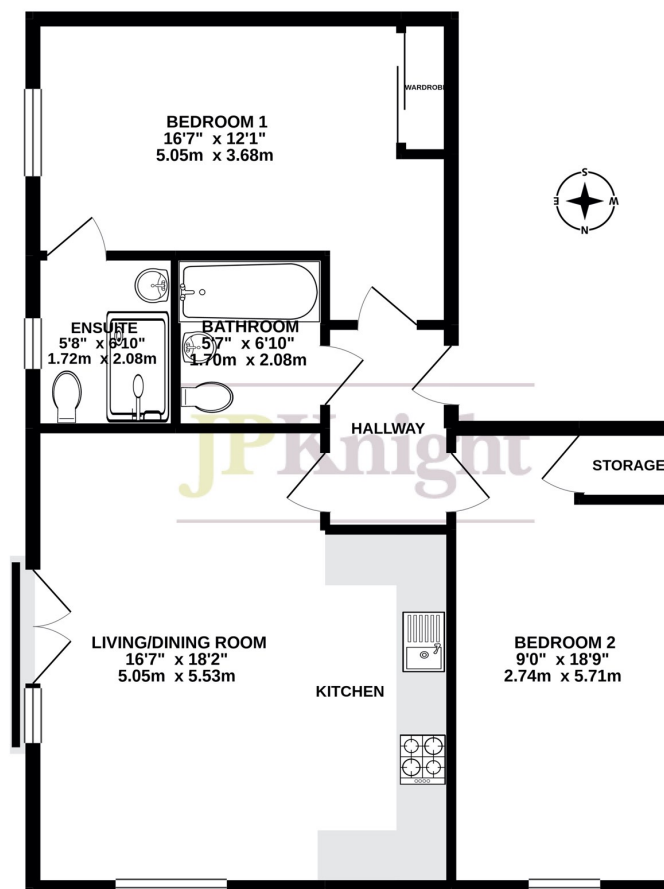
Turn left from our offices into St Martin's Street, follow this through the Market Place heading south through town and out onto the Reading Road. Follow the road across the large roundabout onto the A329 and continue for 1.4 miles, then after the layby take the next left into Cholley Meadows. The apartment can be found in the building in front of you with the door to the lefthand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	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.



FIRST FLOOR



TOTAL FLOOR AREA : 796sq.ft. (74.0 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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